

## AGENDA

### COMMITTEE ON BILLS ON SECOND READING

January 24, 2005  
Aldermen Lopez, Roy,  
Sysyn, DeVries, O'Neil

5:30 PM  
Aldermanic Chambers  
City Hall (3<sup>rd</sup> Floor)

1. Chairman Lopez calls the meeting to order.
2. The Clerk calls the roll.
3. Ordinance:  
    "Amending Sections 33.024, 33.025 and 33.026 (Reconstruction Coordinator) of the Code of Ordinances of the City of Manchester."  
    **Ladies and Gentlemen, what is your pleasure?**
4. Ordinances:  
    "Amending Section 33.079(H) (Vacations) of the Code of Ordinances of the City of Manchester."  
  
    "Amending Section 33.081 (4)(a) (Sick Leave) of the Code of Ordinances of the City of Manchester."  
    **Ladies and Gentlemen, what is your pleasure?**
5. Ordinance:  
    "Amending Chapter 90: Animals., Section 90.11 License Required of the Code of Ordinances of the City of Manchester."  
    **Ladies and Gentlemen, what is your pleasure?**
6. Ordinance:  
    "Authorizing the Mayor to Dispose of Certain Tax Deeded Property Known as West Haven Road, Map 0922/Lot 0039-A."  
    **Ladies and Gentlemen, what is your pleasure?**

7. Ordinance:  
“Amending the Zoning Ordinance of the City of Manchester by extending the R-SM (Residential Suburban Multi-Family) zoning district to include property currently zone R-S (Residential Suburban) located on Front Street and Hackett Hill Road and known as Tax Map 767, Lots 4 and 4B.”  
**Ladies and Gentlemen, what is your pleasure?**
8. Shoreland Protection Act.  
**Ladies and Gentlemen, what is your pleasure?**

### **TABLED ITEMS**

9. Ordinance:  
“Amending the Code of Ordinances of the City of Manchester by creating a new section within Chapter 111: Amusements establishing regulations for noise activities conducted in outdoor concert venues throughout the city and inserting new penalties in Section 111.99: Penalty to enforce these regulations.”  
*(Tabled 11/06/2002)*
10. Report of the Committee on Administration/Information Systems recommending that the Board of Aldermen set the Mayor’s base salary at \$85,000.00 per year effective January 2006 and that each year that a Mayor provides a continuous service the salary for such position shall be increased in accordance with the Consumer Price Index (CPI). At any time a person initiates a term of office, or is appointed to complete an unexpired term of office for the position of Mayor, the salary shall initiate at the base salary of \$85,000.00. The Committee further recommends that such provisions of salary for the Mayor be forwarded to the voters as a non-binding referendum question.  
*(Tabled 05/24/2004 – communication from the Solicitor’s Office enclosed.)*
11. Ordinance:  
“Amending the Code of Ordinances of the City of Manchester by repealing Chapter 94: Noise Regulations in its entirety and inserting a new Chapter 94: Noise Regulations.”  
*(Tabled 08/17/2004 – Police Solicitor, City Clerk and Eric Sawyer to combine current noise ordinance and draft revision.)*
12. If there is no further business, a motion is in order to adjourn.

# City of Manchester New Hampshire

*In the year Two Thousand and Four*

## AN ORDINANCE

"Amending Sections 33.024, 33.025, & 33.026 (Reconstruction Coordinator) of the Code of Ordinances of the City of Manchester."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

SECTION 33.024 CLASSIFICATION OF POSITIONS be amended as follows:

Establish Reconstruction Coordinator, Class Code 5606

SECTION 33.025 COMPENSATION OF POSITIONS be amended as follows:

Establish Reconstruction Coordinator, Class Code 5606, Grade 17,  
**non-exempt**  
Reclassify one position Equipment Operator V (Lawrence) to  
Reconstruction Coordinator

SECTION 33.026 CLASS SPECIFICATIONS be amended as follows

Adopt new Class Specification, Class Code 5606, Reconstruction  
Coordinator

This Ordinance shall take effect upon its passage and all Ordinances or parts of Ordinances inconsistent therewith are hereby repealed.

Draft



# City of Manchester, New Hampshire

## Class Specification

This is a class specification and not an individualized job description. A class specification defines the general character and scope of responsibilities of all positions in a job classification, but it is not intended to describe and does not necessarily list every duty for a given position in a classification.

Class Title	Reconstruction Coordinator
Class Code Number	5606-17

### General Statement of Duties

Operates complex motorized construction and repair equipment while supervising road construction crew of Highway personnel; performs directly related work as required.

### Distinguishing Features of the Class

The principal function of an employee in this class is to oversee daily assigned work while operating specialized equipment involved in municipal construction projects. The work is performed under the supervision and direction of the Chief of Street Operations and/or Assistant Chief of Operations but considerable leeway is granted for the exercise of independent judgement and initiative. Supervision is exercised over the work of employees in the class of Laborer, Public Services Worker, Equipment Operators II, III and IV and related positions. The nature of the work performed requires that an employee in this class be able to operate specialized heavy equipment while establishing and maintaining effective working relationships with other City employees and the public. The principal duties of this class are performed in an outdoor work environment with potential personal hazards.

### Examples of Essential Work (illustrative only)

- Directly supervises a work crew, and participates in repair, maintenance and construction activities, operates construction equipment;

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- Establishes job priorities and time frames for assigned personnel;
- Monitors completion of job assignments to ensure compliance with standards and instructions and revises instructions and time frames as necessary;
- Trains employees on equipment, task procedures, work standards and proper safety procedures;
- Completes thorough and accurate reports on daily work activities, including tasks completed;
- Serves as liaison to internal and external customers and responds to requests and inquiries concerning programs, policies, procedures, time lines for construction, maintenance and repair projects;
- Determines when additional staff and resources are necessary to complete duties in timely manner and coordinates needs with other Supervisors and Superintendents;
- Operates complex motorized equipment, including excavator, two-yard and larger loaders, motor graders, backhoes, truck or tractor and trailer combinations, low-boy, self propelled roller, pavers, planers and bulldozers;
- Participates in snow plowing, operating grader, plows and applying salt as needed;
- Evacuates trenches, spreads earth, digs holes, clears debris and related earth moving procedures; Grades and resurfaces streets; Cuts and finishes grades and prepares sub-grades;
- Performs street construction, maintenance and repair functions, including raking asphalt to provide an even thickness, tamping and finishing, paving holes with asphalt, runs rollers, spreads and tamps gravel, digs and resets manhole covers and related equipment;
- Performs other duties of construction and maintenance crews as necessary;
- Provides needed information and demonstrations concerning how to perform certain work tasks to new employees in the same or similar class of positions;
- Keeps immediate supervisor and designated others fully and accurately informed concerning work progress, including present and potential work problems and suggestions for new or improved ways of addressing such problems;
- Attends meetings, conferences, workshops and training sessions and reviews publications and audio-visual materials to become and remain current on the principles, practices and new developments in assigned work areas;
- Responds to citizens' questions and comments in a courteous and timely manner;
- Communicates and coordinates regularly with appropriate others to maximize the effectiveness and efficiency of interdepartmental operations and activities;
- Performs other directly related duties consistent with the role and function of the classification.

**Required Knowledge, Skills and Abilities**  
(at time of appointment)

- Thorough knowledge of assigned area of work within the Public Works Department, including streets, sewers, sidewalks, bridges, street cleaning or a related area;
- Thorough knowledge of Manchester City geography, streets and business locations;
- Thorough knowledge of traffic hazards and traffic safety principles, practices and procedures;
- Thorough knowledge of the operation and maintenance and skill in the operation of construction and maintenance equipment, including excavators, backhoes, trucks, asphalt

sealers, rollers and tampers, sewer cleaning equipment, snow plows, street sweepers and related;

- Thorough knowledge of safety practices for equipment, hand and power tools;
- Comprehensive knowledge of construction heavy equipment;
- Thorough knowledge of supervisory principles and practices;
- Some knowledge of surveying principals and practices;
- Ability to communicate effectively with others, both orally and in writing, using both technical and non-technical language;
- Ability to supervise, train, evaluate and coordinate the work of others;
- Ability to understand and follow oral and/or written policies, procedures and instructions;
- Ability to prepare and present accurate and reliable reports containing findings and recommendations on field operations;
- Ability to use logical and creative thought processes to develop solutions according to written specifications and/or oral instructions;
- Ability to perform a wide variety of duties and responsibilities with accuracy and speed under the pressure of time-sensitive deadlines;
- Ability and willingness to quickly learn and put to use new skills and knowledge brought about by rapidly changing information and/or technology;
- Integrity, ingenuity and inventiveness in the performance of assigned tasks.

#### **Acceptable Experience and Training**

- Graduation from High School or possession of a GED; and
- Experience equivalent to the position of a Highway Supervisor I or II; and considerable experience in motorized equipment operation; or
- Any equivalent combination of experience and training which provides the knowledge, skills and abilities necessary to perform the work.

#### **Required Special Qualifications**

- On call status;
- Class B CDL.

#### **Essential Physical Abilities**

- Sufficient clarity of speech and hearing or other communication capabilities, with or without reasonable accommodation, which permits the employee to understand department and safety rules and regulations and work around high traffic areas;
- Sufficient vision or other powers of observation, with or without reasonable accommodation, which permits the employee to work safely in heavy traffic and heavy equipment operation;
- Sufficient manual dexterity with or without reasonable accommodation, which permits the employee to operate hand and power tools continuously and to lift and carry, through a full

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range of motion, up to 100 pounds occasionally, 50 pounds frequently, and 20 pounds continuously;

- Sufficient personal mobility and physical reflexes, with or without reasonable accommodation, which permits the employee to work in trenches, in rough terrain and access construction equipment and to be able to stoop, kneel, crouch, stand, walk, push, pull, climb and grasp repetitively.

Approved by: \_\_\_\_\_ Date: \_\_\_\_\_

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# City of Manchester New Hampshire

*In the year Two Thousand and*      Four

## AN ORDINANCE

"Amending Section 33.079(H) (Vacations) of the Code of Ordinances of the City of Manchester."

IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, laws:

- I. Amend Section 33.079(H) (Vacations) of the Code of Ordinances by deleting language stricken (--) and inserting new language as bolded (bold). Language of Section 33.079(H) struck through or bolded remains unchanged.

### § 33.079(H)

Maximum vacation Accrual. No employee shall be permitted to accrue in excess of two times his/her ~~one and one-half times his annual~~ earned vacation. For example, an employee who earns ten days of vacation per year shall have no more than ~~15~~ 20 days earned vacation to his credit at any one time; an employee who earns 15 days of vacation per year shall have no more than ~~22-1/2~~ 30 days earned vacation to his credit at any time; and an employee who earns 20 days of vacation per year shall have no more than ~~30~~ 40 days earned vacation to his credit at any one time.

- II. This Ordinance shall take effect upon its passage and all Ordinances or parts of Ordinances inconsistent therewith are hereby repealed.



# City of Manchester New Hampshire

*In the year Two Thousand and* Four

## AN ORDINANCE

"Amending Section 33.081 (4) (a) (Sick Leave) of the Code of Ordinances of the City of Manchester."

IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, lows:

- I. Amend Section 33.081(4)(a) (Sick Leave) of the Code of Ordinances by deleting language stricken (--) and inserting new language as bolded (bold). Language of Section 33.081(4) struck through or bolded remains unchanged.

§ 33.081(4)(a)

Upon death (while employed by the city) or paid retirement, all accrued sick leave up to a maximum of eighty (80) days, plus one-quarter (1/4) of the balance of the days accrued over eight (80) but not more than on hundred twenty (120) days, shall be payable to the employee or the designated beneficiary. ~~employees may be paid up to 80 days of accrued sick leave.~~

- II. This Ordinance shall take effect upon its passage and all Ordinances or parts of Ordinances inconsistent therewith are hereby repealed.

# City of Manchester New Hampshire

*In the year Two Thousand and Five*

## AN ORDINANCE

"Amending Chapter 90: Animals., Section 90.11 License Required of the Code of Ordinances of the City of Manchester."

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,  
as follows:

- I. Amend the Code of Ordinance by inserting new language in Section 90.11 License Required as **bolded (bold)**. Portions of the following section that remain unchanged appear in regular type.

(A) All dogs kept, harbored, or maintained by their owner or keeper in the city shall be licensed annually in accordance with the provisions of R.S.A. Ch. 466 at fees established as follows:

Puppies (4 to 7 months old)	\$ 7.50
Neutered male/spayed female	\$ 7.50
Male/female	\$10.00
Senior citizen owner	
First dog	\$ 3.00
Group license	
Five or more dogs	\$20.00

(B) There shall be a charge of \$1.00 for each month or any part thereof that the fees remain unpaid if said fees are not paid before June 1 in any year.

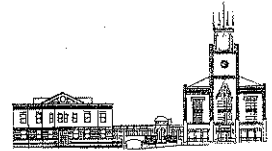
- II. This Ordinance shall take effect upon its passage.

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# CITY OF MANCHESTER

## Office of the City Clerk



Leo R. Bernier  
City Clerk

Carol A. Johnson  
Deputy City Clerk

Paula L-Kang  
Deputy Clerk  
Administrative Services

Matthew Normand  
Deputy Clerk  
Licensing & Facilities

Patricia Piecuch  
Deputy Clerk  
Financial Administration

Memo To: Board of Mayor and Aldermen

From: Carol A. Johnson  
Deputy City Clerk

Date: December 28, 2004

Re: Ordinance for referral to Bills on Second Reading  
(Dog Licensing update)

Enclosed for the Board's consideration is an ordinance amending Chapter 90 of the Code to reflect consistency with the State law currently being enforced in the City. The rates being added for puppies and late fees are currently being charged by this department in accordance with State law, but are not reflected in the City's ordinances.

Your favorable support in updating our Code would be most appreciated.

**IN BOARD OF MAYOR & ALDERMEN**

**DATE:** January 4, 2005

**ON MOTION OF ALD.** O'Neil

**SECONDED BY ALD.** Forest

**VOTED TO** refer to the Committee on  
Bills on Second Reading.

*Leo R. Bernier*  
**CITY CLERK**

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# City of Manchester New Hampshire

*In the year Two Thousand and Five*

## AN ORDINANCE

“Authorizing the Mayor to Dispose of Certain Tax Deeded Property  
Known as West Haven Road, Map 0922/Lot 0039-A.”

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester,  
as follows:

- I. That in accordance with New Hampshire RSA 80:80, the Mayor is authorized to convey a parcel of tax-deeded property known as West Haven Road, City Map 0922/Lot0039-A in the City of Manchester to Dennis and Diane Traynor of 139 Mayflower Drive and Harold Bradley of 20 Robin Hill Road, subject to conditions set forth herein. A purchase and sales agreement shall be executed listing terms to include the City attaining approval of the subdivision of said property, approval of consolidation of property with abutters lots, and reimbursement of costs to the City by the purchasers at a cost not to exceed Three Thousand Dollars (\$3,000.00).

Said property was acquired by Tax Collector's Deed dated January 16, 1991 and recorded in the Hillsborough County Registry of Deeds on January 21, 1991, Book 5234, Page 1626. The Board of Assessors concurs that the above noted disposition reflects a reasonable value.

The Board finds just cause to sell such property to the abutter as said parcel is considered residual/unbuildable, serves no practical public purpose other than to the abutters, is presently a liability to the City as a waste disposal site, and sale of property to the abutters shall place the property on the tax roles.

- II. This Ordinance shall remain in effect for a period of two years (2) from the date of passage.

# City of Manchester New Hampshire

*In the year Two Thousand and Four*

## AN ORDINANCE

"Amending the Zoning Ordinance of the City of Manchester by extending the R-SM (Residential Suburban Multi-Family) zoning district to include property currently zoned R-S (Residential Suburban) located on Front Street and Hackett Hill Road and known as Tax Map 767, Lots 4 and 4B.

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

SECTION 1. "Amending the Zoning Ordinance of the City of Manchester by extending the R-SM (Residential Suburban Multi-Family) zoning district to include property currently zoned R-S (Residential Suburban) located on Front Street and Hackett Hill Road and known as Tax Map 767, Lots 4 and 4B, and being more particularly bounded and described as follows:

Beginning at a point on the centerline of the intersection of Front Street and Hackett Hill Road extended, said point being on the zone boundary line of the R-SM (Residential Suburban Multi-Family) zone district and the R-S (Residential Suburban) zone district, prior to this amendment;

Thence, westerly along the centerline of Hackett Hill Road, approximately 680 ft. to a point on the centerline of I-293 (F. E. Everett Highway), said point being the zone boundary line of the R-SM (Residential Suburban Multi-Family) zone district, the R-S (Residential Suburban) zone district, and the RP (Research Park) zone district, prior to this amendment;

Thence, northerly along the centerline of I-293 (F. E. Everett Highway), also being the zone boundary line of the R-S (Residential Suburban) zone district, and the RP (Research Park) zone district approximately 856 ft. to a point;

Thence, easterly along the extended property line of TM 767, Lot 4A and TM 767, Lot 4 approximately 344 ft. to a point;

Thence, southeasterly along the property line of TM 767, Lot 6 and TM 767, Lot 4, as extended to the zone boundary line of the R-S (Residential Suburban) zone district and the R-SM (Residential Suburban Multi-Family) zone district prior to this amendment, a distance of approximately 370 ft. to a point;

Thence, southerly along the zone boundary line of the R-SM (Residential Suburban Multi-Family) zone district and the R-S (Residential Suburban) zone district prior to this amendment, approximately 672 ft. to a point, said point also being the point of beginning.

Said description to include TM 767, Lot 4 and TM 767, Lot 4B and consisting of approximately 8.3 acres of land.

SECTION II. Resolve this ordinance shall take effect upon passage.

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Reading Planning  
Dept. Rpt.

# Proposed Amendment to the Zoning Map

At

The Northwest Corner of  
Front Street and Hackett Hill Road  
(Tax Map 767 Lots 4 & 4B)

Submitted to:

The Honorable Board of Mayor and Alderman  
City of Manchester, New Hampshire

IN BOARD OF MAYOR & ALDERMEN

DATE: November 3, 2004

On:

ON MOTION OF ALD. Forest

October 1, 2004

SECONDED BY ALD. Roy

refer to public hearing on  
VOTED TO 11/22/2004 and Cmte. on Bills  
on Second Reading.

Shirley Blum  
CITY CLERK

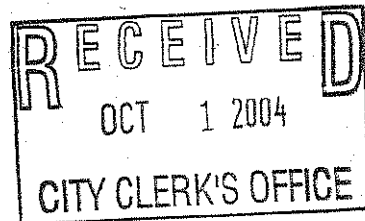
Prepared For:

Hanaby Homes, LLC  
289 North Bay Street  
Manchester, New Hampshire 03104

Prepared By:

Keach-Nordstrom Associates, Inc.  
10 Commerce Park North, Suite 3B  
Bedford, New Hampshire 03110  
Phone: (603) 627-2881  
Fax: (603) 627-2915  
e-mail: [kna@keachnordstrom.com](mailto:kna@keachnordstrom.com)

KNA Project No. 04-0701-1



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KEACH-NORDSTROM ASSOCIATES, INC.

October 1, 2004

City of Manchester  
Board of Mayor and Alderman  
One City Hall Plaza  
Manchester, NH 03101

Subject: Proposed Amendment to the Zoning Map  
Tax Map 767 Lot 4 (25 Hackett Hill Road) and adjacent Lot 4B  
Manchester, New Hampshire

Dear Honorable Board of Mayor and Alderman:

On behalf of Hanaby Homes, LLC (the Applicant) and the Doris T. Therrien Trust (Owner of the subject property), I am hereby submitting this request for a proposed amendment to the Official Zoning Map of the City of Manchester for the purpose of rezoning the subject parcels from *R-S* (Residential Suburban) to *R-SM* (Residential Suburban Multi-Family).

Tax Map 767 Lot 4 (25 Hackett Hill Road) is the subject property and is located on the northwest corner of Front Street (NH Route 3A) and Hackett Hill Road. It is presently owned by the Doris T. Therrien Trust c/o Dorris T. Therrien, having an address of 1840 Stone House Lane, Lincoln, CA 95648. The parcel is 8.3-acres in size and presently contains one single-family residence. Tax Map 767 Lot 4B is a small 7,200 square-foot piece of land that has been carved out of the subject property and is owned by the City of Manchester. This small parcel is located adjacent to Hackett Hill Road and is surrounded by the subject property on all sides. As such, it has logically been incorporated into this request for rezoning.

The subject property lies along the southeasterly boundary of the existing *R-S* zoning district and is adjacent to an existing *R-SM* district to both the south (across Hackett Hill Road) and the east (across Front Street). The applicant is requesting that the Zoning Map be amended to expand the *R-SM* zoning district to include the subject property.

In accordance with Section 16.02.A of the Zoning Ordinance, we are submitting the enclosed material to describe the specific location, nature and purpose of the proposed amendment. We trust that you will find this material to be suitable for the intended purpose and that you will recognize the rationale and appropriateness of this proposed amendment. We thank you in advance for your consideration of this request.

Sincerely,

Jeffrey W. Lewis, PE  
Project Manager  
Keach-Nordstrom Associates, Inc.

*Civil Engineering*

*Land Planning*

*Landscape Architecture*

10 Commerce Park North, Suite 3B

Bedford, NH 03110

Phone (603) 627-2881

Fax (603) 627-2915

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## Attachments:

- Area Map Exhibit Exhibit A
- Existing Zoning Map Exhibit B
- Neighborhood Map Exhibit Exhibit C
- Existing Tax Map Exhibit D



## ***I. Description of Area***

Proposed amendment to the Official Zoning Base District Map of a certain area of land in the City of Manchester, New Hampshire, described as follows:

Subject land being known as City of Manchester **Tax Map 767 Lot 4** owned by the Doris T. Therrien Trust and **Tax Map 767 Lot 4B** owned by the City of Manchester. Subject land is bounded as follows:

To the north by City of Manchester Tax Map 767 Lot 4A and Lot 6, owned respectively by Stanley G. Ziembra and by Richard P. Letendre;

To the east by Front Street, also known as NH Route 3A;

To the south by Hackett Hill Road; and

To the west by the F.E. Everett Turnpike;

Subject land contains 365,285 square feet more or less; with Lot 4 containing 361,085 square feet more or less, and Lot 4B containing 4,200 square feet more or less.

Subject Land more specifically illustrated on Exhibit A attached hereto.

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## ***II. Purpose and Intent***

The purpose of this proposed amendment is to change the present zoning classification of the subject land from *Residential Suburban (R-S)* to *Residential Suburban Multi-Family (R-SM)*. The proposed amendment is intended to allow the development of a multi-family and/or attached-townhouse, residential community on the subject parcel, Tax Map 767 Lot 4. Presently, the current zoning, *R-S*, allows for only single-family detached dwellings, a use that is neither prevalent in nor most appropriate for the surrounding neighborhood.

The local neighborhood within the area of the subject parcel is bounded to the west by the F.E. Everett Turnpike and to the east by the Merrimack River, and extends south along NH Route 3 (Front Street) into a residential area and north along Route 3 into the Town of Hooksett. With the exception of the adjacent self-storage facility on Tax Map 767 Lot 6, this Front Street neighborhood is comprised exclusively of multi-unit residential developments, located within the adjacent *R-SM* district. The majority of the existing residential uses in the area are either townhouse communities or multi-family developments. NH Route 3A (Front Street) is the major access road through this end of Manchester and provides direct access to nearly all of the existing uses in the surrounding neighborhood. Route 3A has a high traffic volume that approaches 16,000<sup>(1)</sup> cars per day on an average weekday.

The proposed zoning amendment is based on these general conditions of the existing neighborhood and on the intent of the subject zoning districts. The following sections will provide a more detailed break-down of the existing uses in the neighborhood and will describe the impact that the proposed amendment will have on the neighborhood as well as the impact to the City's economy, environment and municipal facilities.

<sup>(1)</sup> Source: NHDOT traffic data from station 285004 in August 2003

### ***III. Impact to the Affected Districts and to the Neighborhood***

The following is an "Evaluation of the impact of the proposed amendment within the affected district(s) and on existing adjacent neighborhoods," as required by the City of Manchester Zoning Ordinance under Article 16 Section 16.02(A), item No. 4 - *Proposed Amendments to the Zoning Map*.

The subject parcel is presently located within a small *Residential Suburban (RS)* zoning district in the north end of Manchester that abuts the Hooksett town line and is bisected by the F.E. Everett Turnpike (I-293). This local *R-S* district is comprised of only seven parcels of land, three of which are located on the opposite side of the Everett Turnpike from the subject parcel. Within the vicinity of the I-293 corridor in this part of Manchester, the Turnpike effectively acts a western boundary for the residential neighborhood, as land on the west side of the Turnpike is generally zoned *Research Park (RP)* or *Conservation (CV)* while land on the east side of the Turnpike is zoned exclusively residential as either *R-S* or *R-SM*.

Section 4.01.A.1 of the Zoning Ordinance states that the purpose of the *R-S* district is "*to maintain a low density rural and suburban environment at the periphery of the City, with appropriate lot size to support single-family residential uses in areas generally located outside public sewer service areas. Non-residential uses are limited to those uses that are found to be compatible with low density residential living.*" The curious nature of the subject *R-S* district is that it is divided into two distinct halves by the Turnpike and that it is comprised of mixed uses that don't seem to be compatible with this definition in the Ordinance. In fact, of the seven existing parcels located within the subject *R-S* district, only one is a single-family residence (Map 767 Lot 1); it is located on the opposite side of the Turnpike at the western edge of the district boundary. In contrast, there are three non-conforming, non-residential uses located within the district, two of which are adjacent to the subject parcel. These include: Manchester Self-Storage on Map 767 Lot 6, directly adjacent to the subject parcel; Poultry Products Northeast on Map 767 Lot 5 with access from Bemis Savoie Road; and Hackett Hill Healthcare Center on Map 767 Lot 3A, located on the opposite side of the Turnpike. The remaining three parcels include: Map 767 Lot 2 which is located on the opposite side of the Turnpike and contains a power transmission line owned by Public Service Company of New Hampshire (PSNH); Map 767 Lot 4A which is a 1.5-acre undeveloped parcel on Bemis Savoie Road situated between Manchester Self-Storage and Poultry Products Northeast; and the subject, 8.3-acre, undeveloped parcel of land.

With respect to the location of the subject parcel within the *R-S* district, it is located directly adjacent to existing multi-unit developments on both the east and south sides, and it has access to public sewer, which is available in Hackett Hill Road. Rezoning of the subject parcel to *R-SM* will not only provide for a more appropriate use of the parcel itself, but it will also be immaterial to the remaining *R-S* district, which is essentially out of place as is.

In contrast to the definition of the *R-S* district, Section 4.01.A.5 of the Zoning Ordinance states the purpose of the *R-SM* district is to "*create opportunities for new townhouse and multi-family development on tracts of adequate size to constitute a neighborhood unit which is reasonably related to the capacity of streets and the scale of other developments in*

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adjoining areas." The *R-SM* district that abuts the subject property to both the south, across Hackett Hill Road, and to the east, across Front Street, is comprised of six separate multi-unit developments within the Front Street neighborhood ranging in size from 3-acres to 22-acres. The densities of these existing multi-unit developments range from 9.4 to 19.7-units per acre with an average overall density of 12.9-units per acre. The subject 8.3-acre parcel contains approximately 5.4-acres of buildable land area, as defined in Section 3.03 of the Zoning Ordinance. Under the provisions outlined in Sections 8.01 & 8.04 of the Zoning Ordinance for a parcel zoned *R-SM*, the subject parcel could sustain a townhouse or multi-family development of up to 66 units. This corresponds to a maximum allowable development density of 7.95 units per acre for the subject site, which is well below the average density of the existing developments in the neighborhood.

With respect to the capacity of the existing streets, both Hackett Hill Road and NH Route 3A provide more than adequate access to the subject parcel for a development of the allowable density. For a multi-unit development on the subject parcel, a sole access from Hackett Hill Road would likely be provided since there is already a stop-controlled condition at the intersection of Route 3A.

Under the current zoning of the *R-S* district the only permitted residential use that could be developed on this subject parcel is a single-family subdivision, which could potentially carve out five to six house lots along Route 3A. However, these lots would be located within a multi-family neighborhood and would have driveway access onto Route 3A, creating an undesirable situation given the nearly 16,000 vehicles per day on that road.

Rezoning of the subject parcel from *R-S* to *R-SM* in order to allow for a multi-unit development is a logical occurrence given the nature of the two districts in this vicinity and the appropriateness of such a development within the existing neighborhood. In addition, a multi-unit development on the subject parcel would in no way be intrusive to the surrounding land uses, but would in fact be exceedingly compatible.

#### ***IV. Impact to the City***

The following is a "statement of the impact of the proposed amendment on the City's economy, environment, municipal services, and municipal facilities," as required by the City of Manchester Zoning Ordinance under Article 16 Section 16.02(A), item No. 5 - *Proposed Amendments to the Zoning Map*.

##### **City Economy:**

The obvious impact to the City's economy would be the benefit in the increase in the property tax base. Additionally, by allowing for the development of multi-family dwelling units, the proposed amendment would create the possibility of providing middle-income housing in the City, a needed component to sustain the workforce. This proposed zoning amendment will likely have a small but positive impact on the City's economy as a whole.

##### **Municipal Facilities:**

The impact of the proposed amendment on the City's facilities (i.e. water, sewer, highways and public buildings) would be considered nominal. With existing water and sewer lines available in Hackett Hill Road, there would be no major impact to these utilities: only the standard impacts encountered during any site improvement project. No highway improvement would be required since the site would be easily accessible by a driveway connection to Hackett Hill Road.

The proposed amendment would have a mild impact on the existing City school system. By rezoning the parcel from R-S to R-SM the effective, allowable density would change from a maximum of five or six single-family homes to a maximum of 66 multi-unit condominiums (or apartments). However, it is expected that the average number of students per unit in a multi-family development would be less than the average number per household in a single-family neighborhood. City of Manchester Enrollment Tabulations<sup>(2)</sup> for the Fall 2003 school year suggest that the average enrollment of a three bedroom single-family home is more than three times that of a two-bedroom condominium (0.458 per unit compared to 0.143 per unit, respectively). Using these estimates, a likely development of two-bedroom condominiums on the subject property would result in approximately nine to ten students while a single-family subdivision would result in approximately two to three. As such, the proposed rezoning amendment would ultimately lead to an expected net increase in enrollment of six to eight students.

##### **Municipal Services:**

A proposed multi-family and/or townhouse development would have either a condominium association or a property manager that would be responsible for providing many of the services that would otherwise be provided by the City. Such services would include trash and yard waste removal from the site, snowplowing and maintenance of the private roadways, and maintenance of utilities and facilities, such as water sewer and street lights. The costs for these services would be paid directly by the property owner(s) and would not burden the existing municipal services of the City.

<sup>(2)</sup> available through the City of Manchester Planning Department

**Environment:**

The subject parcel is not located within any designated, environmentally sensitive area. It is the last remaining undeveloped property in the immediate vicinity and is bounded on all sides by existing developments and by the Turnpike. The property is not known nor expected to be part of any wildlife corridor since it abuts the Turnpike directly to the west and abuts commercial and residential developments to the north, east and south. There are no known endangered or threatened plant or animal species onsite that would be affected by a proposed development.

The property itself is located outside the Shoreland Protection Area of the nearby Merrimack River but it does contain a fairly sizeable wetland complex and a seasonal brook that flows to the River. Neither the wetland nor the brook would need to be impacted in order to develop the property; any development of the property would be required to maintain a 25-foot building setback from the wetland per Section 6.09 of the Zoning Ordinance. Development of the property into a multi-family use would likely result in nearly half of the property remaining as natural open-space.

Similar to other residential areas, a proposed development on this property would not be expected to contribute excessively to noise, air, light or water pollution. In addition, the subject property would be developed in accordance with the City Site Plan Regulations and it would require approval from the City Planning Board, which would ensure that any environmental considerations were taken into account, such as discharge of storm water runoff or site lighting.

The proposed zoning amendment should have no significant impact on the City's environment, considering the size and nature of the subject property and the types of residential uses that could be developed.

## ***V. Owner, Applicant & Abutters' Addresses***

<b>Tax Map</b>	<b>Lot</b>	<b>Owner Name &amp; Address</b>
767	4	Doris Therrien Trust 1840 Stone House Lane Lincoln, CA 95648

767	4B	City of Manchester One City Hall Plaza Manchester, NH 03101
-----	----	---

### **Applicant Name & Address**

Hanaby Homes  
289 North Bay Street  
Manchester, NH

### **Agent Name & Address**

Jeffrey W. Lewis, P.E.  
Keach-Nordstrom Associates, Inc.  
10 Commerce Park North, Suite 3B  
Bedford, NH 03110

<b>Tax Map</b>	<b>Lot</b>	<b>Abutters - Name &amp; Address</b>
767	4A	Stanley G. Ziemba 323 Woodcrest Center Manchester, NH 03109
767	5	Bemis Savoie Road LLC 433 Bemis Savoie Road Hooksett, NH 03106
767	6	Richard P. Letendre 2200 Front Street Manchester, NH 03102
767	7A	Regency Heights, LLC P.O. Box 1166 Salem, NH 03079

767	7	Greenvview Associates LTD. Partners
767-C	1 & 3	P.O. Box 1166
		Salem, NH 03079
767	10C	SNHS Farmington Elderly Housing Inc.
		40 Pine Street
		Manchester, NH 03103
F.E. Everett Turnpike (I293)		State of New Hampshire
		Dept. of Transportation
		P.O. Box 483
		7 Hazen Drive
		Concord, NH 03302
767A		Oak Brook Condominium Association
		18 Northbrook Drive
		Manchester, NH 03102
		Janet Reilly, President
		Oak Brook Condominium Association
		2 Northbrook Drive, #212
		Manchester, NH 03102
		Anne Schmidt, Vice President
		Oak Brook Condominium Association
		2 Northbrook Drive, #203
		Manchester, NH 03102
		David Gladu, Treasurer
		Oak Brook Condominium Association
		16 Northbrook Drive, #1607
		Manchester, NH 03102

7





F.E. EVERETT TURNPIKE (1293)

N61°01'43"E

806.55'

S30°03'31"E

194.65'

S03°34'53"E  
340.00'

MAP 767  
LOT 4

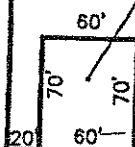
L=516.64'  
R=1178.90

(NH ROUTE 3A)

FRONT STREET

S51°28'02"W  
155.52'

MAP 767  
LOT 4B



420.66' N28°53'24"W

HACKETT HILL ROAD

AREA OF PARCELS:

LOT 4: 361,085 SF (8.289 AC.) MORE OR LESS

LOT 4B: 4,200 SF (9.09 AC.) MORE OR LESS



KEACH-NORDSTROM ASSOCIATES, INC.

Civil Engineering Land Planning Landscape Architecture  
10 Commerce Park North, Suite 3E, Bedford, NH 03110 Phone (603) 687-2881

EXHIBIT A  
AREA MAP EXHIBIT  
MAP 767 LOT 4 & 4B  
MANCHESTER, NEW HAMPSHIRE

PROJ. NO. 04-0701-I

SCALE: NOT TO SCALE

7

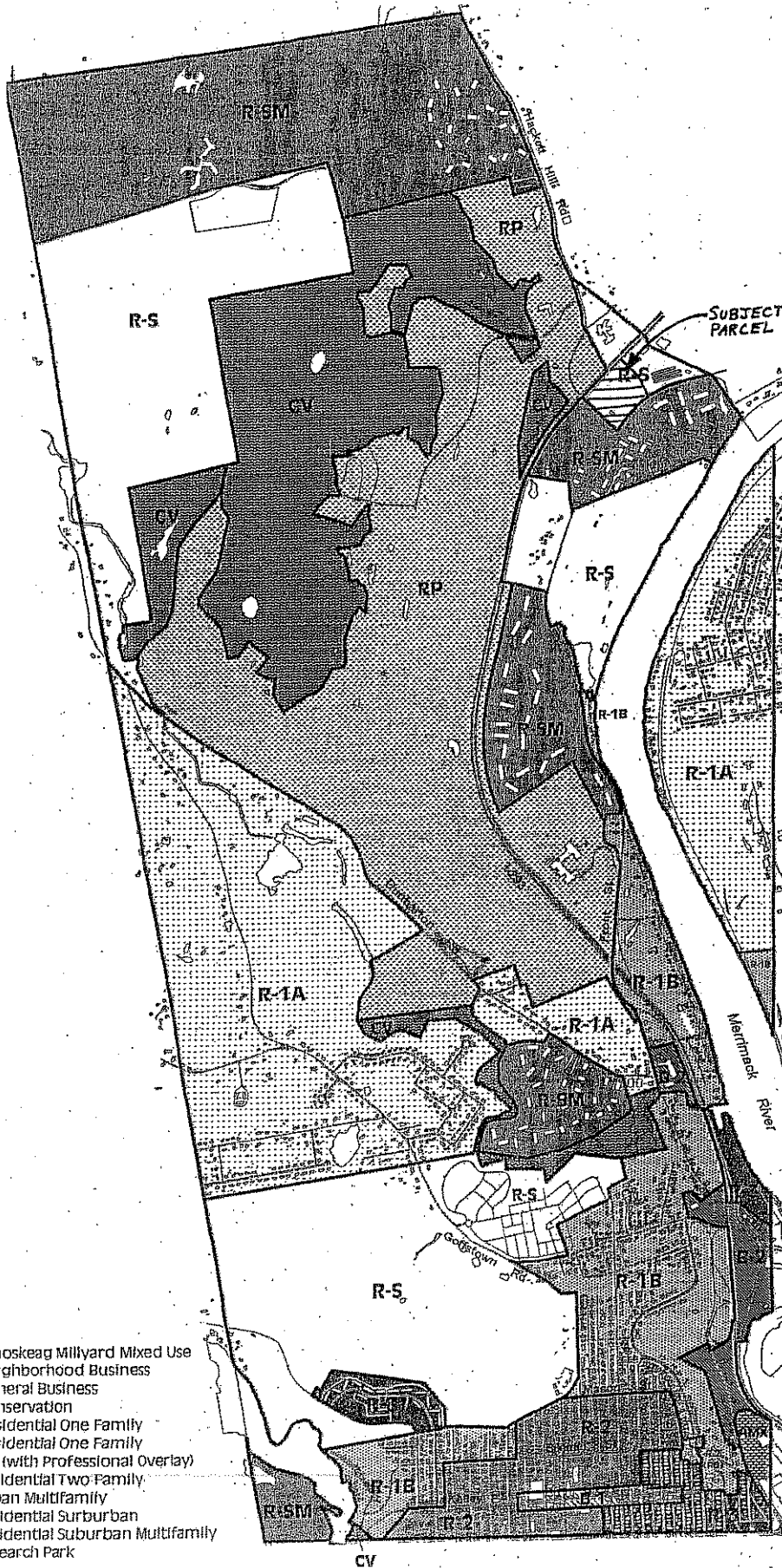


EXHIBIT B  
- EXISTING ZONING MAP

**Districts:**

- AMX Amoskeag Milliard Mixed Use
- B-1 Neighborhood Business
- B-2 General Business
- CV Conservation
- R-1A Residential One Family
- R-1B Residential One Family
- R-2(PD) R-2 (with Professional Overlay)
- R-2 Residential Two Family
- R-3 Urban Multifamily
- R-S Residential Suburban
- R-SM Residential Suburban Multifamily
- RP Research Park

**Zoning Ordinance**

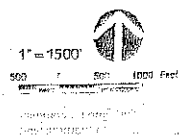
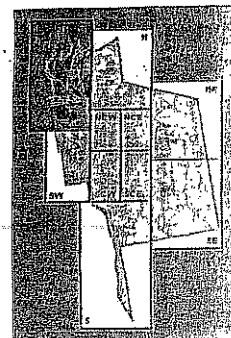
City of Manchester

Effective February 7, 2001

Repealed:

Amended:

7



# **SUBJECT PARCEL**

MAP 767 LOT 4  
 PARCEL SIZE: 361,032 SF (8.3 AC)  
 ZONING: R-S  
 MAX. # UNITS ALLOWABLE IN R-SM DISTRICT: 86 UNITS  
 CORRESPONDING DENSITY: 7.95 UNITS/AC

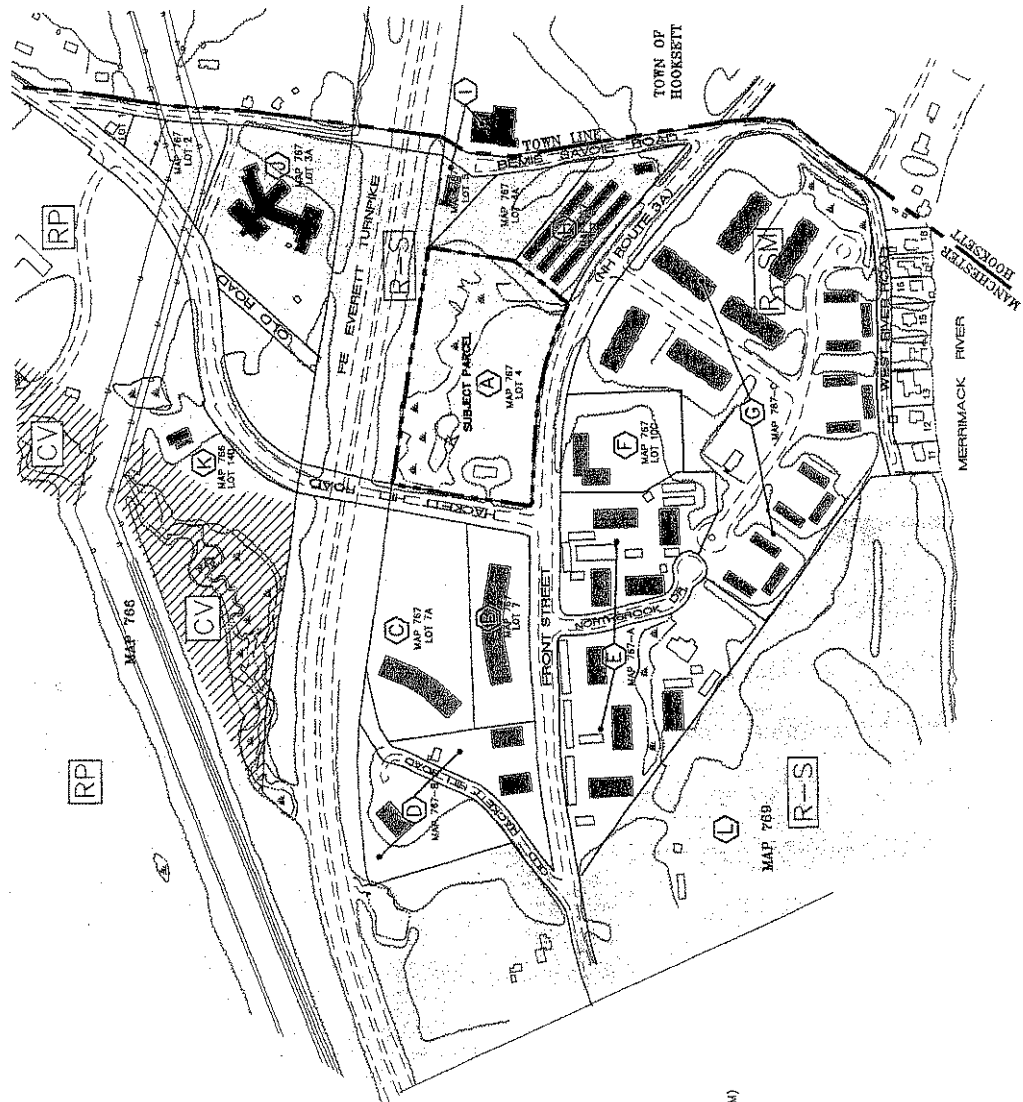
## **EXISTING MULTI-UNIT DEVELOPMENTS**

- REGENCY WEST**  
 MAP 767 LOT 1  
 PARCEL SIZE: 1,546 AC  
 # OF EXISTING UNITS: 70 APARTMENTS  
 DENSITY: 18.7 UNITS/AC
- REGENCY HEIGHTS**  
 MAP 767 LOT 7A  
 PARCEL SIZE: 1,546 AC  
 # OF EXISTING UNITS: 48 APARTMENTS  
 DENSITY: 9.4 UNITS/AC
- WESTBROOK CONDOMINIUM HOMES**  
 MAP 767 LOT 7B  
 PARCEL SIZE: 1,546 AC  
 # OF EXISTING UNITS: 72 CONDOS  
 DENSITY: 14.5 UNITS/AC
- CHANDLER CONDOMINIUM HOMES**  
 MAP 767 LOT 7C  
 PARCEL SIZE: 1,546 AC  
 # OF EXISTING UNITS: 48 CONDOS  
 DENSITY: 14.5 UNITS/AC
- SANDPARK VILLAGE**  
 MAP 767 LOT 7D  
 PARCEL SIZE: 2,382 AC  
 # OF EXISTING UNITS: 41 APARTMENTS  
 DENSITY: 14.5 UNITS/AC
- GREENVIEW VILLAGE**  
 MAP 767 LOT 7E  
 PARCEL SIZE: 22.28 AC  
 # OF EXISTING UNITS: 222 UNITS (180 APTS & 72 CONDOS)  
 DENSITY: 10.4 UNITS/AC

## **EXISTING NON-RESIDENTIAL USES**

- MANCHESTER SELF STORAGE**  
 MAP 767 LOT C
- POULTRY PRODUCTS NORTHWEST**  
 MAP 767 LOT 5
- HACKETT HILL HEALTHCARE CENTER**  
 MAP 767 LOT 3A
- MANCHESTER FIRE STATION #4**  
 MAP 768 LOT 14D
- INTERVALE COUNTRY CLUB**

**EXHIBIT C**  
 NEIGHBORHOOD MAP EXHIBIT



### **NOTES**

1. THIS PLAN DEPICTS THE CURRENT ZONING DISTRICTS AND EXISTING DEVELOPMENTS IN THE FRONT STREET / HACKETT HILL ROAD REDEVELOPMENT AREA.
2. THE PROPOSED ZONING AMENDMENT WILL CHANGE THE SUBJECT PARCEL FROM THE CURRENT R-S DISTRICT TO THE ADJACENT R-SM DISTRICT.

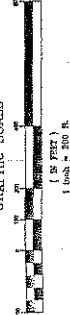
### **ZONING DISTRICTS**

- RESIDENTIAL SUBURBAN (R-S)
- RESIDENTIAL SUBURBAN MULTIFAMILY (R-SM)
- RESEARCH PARK (RP)
- CONSERVATION (CV)
- TOWN OF HOOKSETT

### **EXISTING USES**

- MULTIFAMILY/CONDOMINIUM
- SINGLE-FAMILY
- NON-RESIDENTIAL

### **GRAPHIC SCALE**





Robert S. MacKenzie, AICP  
Director

# CITY OF MANCHESTER

## Planning and Community Development

Planning  
Community Improvement Program  
Growth Management



Staff to:  
Planning Board  
Heritage Commission  
Miliard Design Review Committee

October 20, 2004

Mr. Leo Bernier, City Clerk  
City of Manchester  
One City Hall Plaza  
Manchester, NH 03101

*Re: Technical Review, Rezoning Petition – Front Street & Hackett Hill Road*

Dear Mr. Bernier:

In accordance with the procedures on rezoning requests, the following information is being provided to your office in consideration of a rezoning request filed by Keach-Nordstrom Associates, Inc. on behalf of their clients, Hanaby Homes, LLC and Doris T. Terrien Trust.

The subject parcel involves two parcels at the northwest corner of Front Street and Hackett Hill Road. One parcel is 8.3 acres in size, with a single-family residence. The other parcel is vacant, is owned by the City of Manchester and is 0.09 acres in size. The subject property is currently zoned R-S. The applicant is requesting that the zoning district be changed to R-SM.

Presently, the land at the southwest corner of Front Street and Hackett Hill Road is zoned R-SM and contains multi-family apartments. The land on the easterly side of Front Street is zoned R-SM and contains a mix of multi-family apartments and townhouse units. The proposal for the land, if rezoned, would be for multi-family apartments and/or townhouse units, which are permitted in the R-SM district.

The Master Plan for the City of Manchester indicates that the future development of this area of the City should be "Suburban Multi-family". The petition would be consistent with the Master Plan.

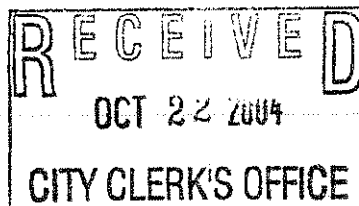
From a technical perspective, the petition may be forwarded to the Board of Mayor and Aldermen for consideration. The rezoning petition is complete and provides information consistent with Section 16.02 of the Manchester Zoning Ordinance.

Consistent with the policy for rezoning petitions, the planning staff is providing a copy of the petition to the Planning Board, the Building Department and the Office of the City Solicitor for comment.

Please let me know when this will be referred to the Board of Mayor and Aldermen for consideration so that I will be available to answer questions.

Sincerely,

Robert S. MacKenzie, AICP  
Planning Director



One City Hall Plaza, Manchester, New Hampshire 03101  
Phone: (603) 624-6450 FAX: (603) 624-6529  
E-mail: [planning@ci.manchester.nh.us](mailto:planning@ci.manchester.nh.us)

7

**Short Title**  
**Rezoning Petition**  
**Front Street/Hackett Hill Road**

“Amending the Zoning Ordinance of the City of Manchester by extending the R-SM (Residential Suburban Multi-Family) zoning district to include property currently zoned R-S (Residential Suburban) located on Front Street and Hackett Hill Road and known as Tax Map 767, Lots 4 and 4B.”

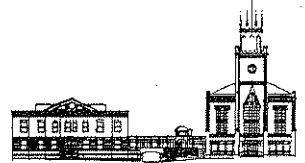


Robert S. MacKenzie, AICP  
Director

# CITY OF MANCHESTER

## Planning and Community Development

Planning  
Community Improvement Program  
Growth Management



Staff to:  
Planning Board  
Heritage Commission  
Millyard Design Review Committee

December 28, 2004

Honorable Board of Mayor and Aldermen  
City Hall  
One City Hall Plaza  
Manchester, New Hampshire 03101

*re: Shoreland Protection Act*

Honorable Board Members:

As requested by the Board, I would like to take a few minutes to provide a brief presentation on the Shoreland Protection Act at you next meeting.

If you have any questions, please feel free to contact me.

Sincerely,

Robert S. MacKenzie, AICP  
Director of Planning & Community Development

**IN BOARD OF MAYOR & ALDERMEN**

**DATE:** January 4, 2005

**ON MOTION OF ALD.** DeVries

**SECONDED BY ALD.** Forest

**VOTED TO** refer to the Committee on  
Bills on Second Reading.

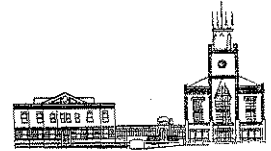
**CITY CLERK**

8



# CITY OF MANCHESTER

## Office of the City Clerk



Leo R. Bernier  
City Clerk

Carol A. Johnson  
Deputy City Clerk

Paula L-Kang  
Deputy Clerk  
Administrative Services

Matthew Normand  
Deputy Clerk  
Licensing & Facilities

Patricia Piecuch  
Deputy Clerk  
Financial Administration

### MEMORANDUM

To: Robert MacKenzie, Planning Director

From: Carol A. Johnson, Deputy City Clerk

Date: November 22, 2004

Subject: Comprehensive Shoreland Protection Act

Please be advised that at a meeting of the Board of Mayor and Aldermen, held on November 16, 2004, it was voted to have the Planning Department make a presentation to the full Board on the Comprehensive Shoreland Protection Act.

We are asking that you please inform our office once you are ready to make the presentation so that we can put you on the BMA agenda.

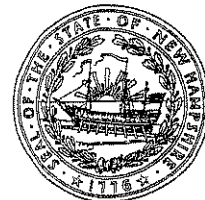
Enclosure



State of New Hampshire  
DEPARTMENT OF ENVIRONMENTAL SERVICES

6 Hazen Drive, P.O. Box 95, Concord, NH 03302-0095

(603) 271-2147 FAX (603) 271-6588



November 1, 2004

TO: Municipal Officials (Town Clerk, Code Enforcement Officer, Board of Selectmen,  
Zoning Board of Adjustment, Conservation Commission, et al)

RE: Comprehensive Shoreland Protection Act – RSA 483-B

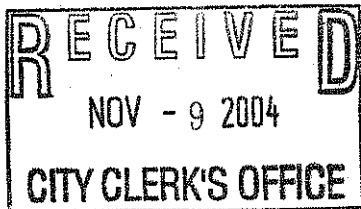
Dear Municipal Official:

The Department of Environmental Services (DES) has received many inquiries as to the proper interpretation and application of the provisions contained within the Comprehensive Shoreland Protection Act, RSA 483-B ("the Act"). Because the Act has been amended several times in the past few years, a copy of the current version of the Act is enclosed for your reference. In addition, DES recently sought advice from the Attorney General's Office on several issues relating to the Act. A copy of the Opinion of the Attorney General dated September 2, 2004 is also enclosed for your reference. Based upon that advice and the Department's experience in interpreting and enforcing the Act, this letter has been prepared to provide clarification on some of the provisions and common misconceptions relative to the Act.

1. THE ACT APPLIES TO LOCAL PERMITTING DECISIONS

*All municipal permitting officials should be familiar with the Act.* Under the Act, "local permits for work within the protected shoreland shall be issued **only when consistent** with the policies of this chapter." (RSA 483-B:3, with emphasis added). Thus, the Act applies to *every* permitting decision made by *every* municipality in the state with respect to a project within the protected shoreland. The protected shoreland is defined as those areas within 250 feet of a public waterbody such as coastal waters, a great pond, or major streams and rivers that are not designated under the Rivers Management and Protection Act.

The only shoreland work to which the Act does not apply is work in a municipality that has adopted a shoreland protection ordinance that has been **certified by the Office of Energy and Planning** as being more stringent than the Act. At this writing, Sunapee is the only municipality in New Hampshire whose ordinance has been certified. The Act empowers DES and the Attorney General's Office to take enforcement action for any violation of the Act, including the issuance of a permit that is not consistent with the provisions of the Act. (RSA 483-B:18).



DATE: November 16, 2004

ON MOTION OF ALD. DeVries

SECONDED BY ALD. Roy

VOTED TO have the Planning Department make a presentation to the Board.

TOD Access: Relay NH 1-800-735-2964



## 2. PRIMARY STRUCTURE SETBACK

The Act requires that "primary structures", typically residences, be set back behind the "primary building line." (RSA 483-B:9, II(b)). Under the original version of the Act, a municipality could establish its own shoreland building setback that would serve as the primary building line in that municipality.

However, in 2002, the Act was amended to establish an absolute distance of 50 feet from the waterbody as the primary building line. (2002 N.H. Laws 114). The amendment removed the provision that allowed municipalities to establish their own setback for primary structures. The amendment allowed municipalities that had established a setback of less than 50 feet prior to January 1, 2002 to maintain that lesser setback. Even in a municipality that adopted a setback of less than 50 feet prior to January 1, 2002, *all other provisions* of the Act continue to apply.

Under the current version of the Act, no municipality may issue a waiver that results in a setback of less than 50 feet. While a municipality that established a primary structure setback of less than 50 feet prior to January 1, 2002, may maintain that lesser setback, it *may not* waive any portion of the setback. By contrast, a municipality that established a primary structure setback greater than the state minimum of 50 feet may waive a portion of its setback, but only to the limit of the state 50-foot setback. For example, a town may waive its 65 foot setback but only to the limit of the 50 foot state setback. Because the Act does not authorize any variance to the primary structure setback, *there is no avenue available to DES for issuance of a variance to the primary structure setback.*

For all new construction subsequent to January 1, 2002 the entire primary structure, *including attached decks*, must be located behind the 50 ft setback. The only exception is construction in municipalities which, by ordinance adopted prior to January 1, 2002, established a setback less than 50 feet; however, in those communities, all construction must strictly comply with the full local setback.

## 3. EXPANSION OF NONCONFORMING STRUCTURES

Section 11 of the Act governs existing nonconforming structures. This provision, which applies to structures built prior to July 1, 1994, was amended in 2002 making the law stricter (2002 N.H. Laws 263:10).

Under the current version of the Act, structures located closer to the water than the primary building line may be "repaired, renovated, or replaced in kind using modern technologies, provided the result is a functionally equivalent use. Such repair or replacement may alter the interior design or existing foundation, but *no expansion of the existing footprint or outside dimensions shall be permitted.*" (RSA 482-B:11, I, emphasis added). DES interprets this to apply only to those portions of the primary structure that lie between the reference line and the setback line and not the portions of the structure located behind the setback line.

Thus, any expansion of an existing structure that is located within the primary structure setback requires a waiver from DES. DES can grant a waiver for redevelopment of a site that contains a nonconforming structure (i.e. the demolition and rebuilding of a structure), only when the redevelopment plans demonstrate that the proposed structure is "*more nearly conforming*" to the Act than the existing structure.

A waiver from DES is required when a property owner proposes an expansion of any of the outside dimensions of the existing structure, *including the height*. Addition of a second floor is considered an expansion even if the overall building height will not increase. Addition of a foundation (provided that the elevation of the first floor remains substantially the same) and a change in the pitch of the roof for structural reasons are not considered expansions. Also, for nonconforming structures erected prior to July 1, 1994, no waiver is required for the addition of a deck or open porch extending no more than 12 feet toward the reference line. *Existing decks and open porches may not be converted into part of the living space.*

***MUNICIPALITIES SHOULD REQUIRE PROPERTY OWNERS TO SECURE ANY REQUIRED VARIANCE OR WAIVER FROM DES PRIOR TO THE ISSUANCE OF A BUILDING PERMIT. THIS WILL ASSURE THAT OWNERS DO NOT BEGIN CONSTRUCTION THAT DOES NOT CONFORM TO THE ACT.***

#### 4. CREATING A BUILDING ENVELOPE

Trees, shrubs and groundcover within the proposed building envelope are not included when calculating the basal area limitation or restrictions on the vegetative buffer under RSA 483-B:9, V(a)(2)(A). A building envelope is defined as follows:

- Between the reference line and the primary structure line - an area of 15 feet surrounding access roads, driveways, other impervious surfaces, septic systems and all structures except accessory structures.
- Between the primary structure line and 150 feet from the reference line - an area of 25 feet surrounding access roads, driveways, other impervious surfaces, septic systems, and all structures except accessory structures.
- For accessory structures - an area of 10 feet surrounding the footprint of the accessory structure.

The property owner is required to stake the building footprint(s) in the field prior to construction and prior to removal of vegetation.

## 5. TREES, SHRUB AND GROUNDCOVER REMOVAL

Outside of the building envelope, only 50% of the trees, shrubs and groundcover located within 150 ft of the reference can be removed, and these must be removed in a manner that leaves an "evenly distributed" stand of remaining vegetation. This includes all trees, saplings, shrubs and groundcover and means *no clear cutting of an open swathe for establishing a view*.

## 6. STUMPING

Woody vegetation that is removed from within 50 feet of the reference line *may not be stumped*, even for accessory structures. Stumping within this area is allowed only for beaches or docking facilities that have received a permit from DES.

## 7. ACCESSORY STRUCTURES

An accessory structure is defined as a structure that is on the same lot and is customarily incidental and subordinate to the primary structure. It includes such things as paths, driveways, patios, and other improved surfaces, pump houses, gazebos, woodsheds, garages, or other outbuildings. Water-dependent structures, such as boathouses, boat ramps and docks, are not considered accessory structures.

Accessory structures shall:


- Be constructed only if allowed by local zoning and if constructed in accordance with the local building code,
- Be no more than 20 feet in height,
- Be no larger than 150 square feet in size,
- Be set back at least 20 feet from the reference line and,
- Be built on land having less than a 25% slope.

## 8. REPLANTING

Replanting to restore the natural woodland buffer that is required as either mitigation or as part of an enforcement action must use native species that are appropriate for the soil type and exposure conditions of the property. Replanting must be done proportional to the density and/or to compensate for the basal area removed as part of the restoration of the property.

It is essential that DES and municipalities work closely with one another to develop full understanding and compliance with the Act. I hope that you find this information helpful in the valuable work that you do in the interests of your community and our state's valuable shorelands. If you have any questions or require additional information, I would encourage you to contact any member of my staff at 603-271-2147.

Sincerely;

  
Collis G. Adams CWS, CPESC  
Wetlands Bureau Administrator

cc: Jennifer J. Patterson, Chief, Environmental Protection Bureau, NH AGO

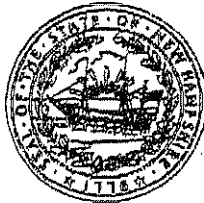
Enclosures

8



ATTORNEY GENERAL  
DEPARTMENT OF JUSTICE

22 CAPITOL STREET  
CONCORD, NEW HAMPSHIRE 03301-6397



KELLY A. AYOTTE  
ATTORNEY GENERAL

September 2, 2004

Michael P. Nolin, Commissioner  
Department of Environmental Services  
29 Hazen Drive  
Concord, New Hampshire 03301

Dear Commissioner Nolin:

This responds to your request for clarification of several issues involving the interaction between the Shoreland Protection Act and other state and municipal regulatory programs. Specifically, you inquired about the obligations of the Department of Environmental Services ("DES") under the Act when issuing other environmental permits, and the circumstances under which a local shoreland ordinance, rather than the Act, applies to a particular project.

I. THE SHORELAND PROTECTION ACT REQUIRES THE DEPARTMENT OF ENVIRONMENTAL SERVICES, IN PERMITTING A PROJECT WITHIN THE PROTECTED SHORELAND THAT FALLS UNDER SEPARATE PERMIT JURISDICTION OF THE AGENCY, ALSO TO ASSESS WHETHER THE APPLICANT'S PROPOSAL MEETS THE MINIMUM SHORELAND PROTECTION DEVELOPMENT STANDARDS.

The Comprehensive Shoreland Protection Act, RSA Chapter 483-B ("the Act"), originally enacted in 1991, functions statewide as an additional layer of regulation which overlays existing state and municipal permitting schemes, such as building permits, wetlands permits, and septic system approvals. 1991 N.H. Laws 303:1. Aimed at protecting the state's public waters and preventing "uncoordinated, unplanned and piecemeal development along the state's shorelines," the Act establishes generally applicable minimum standards for development within the protected shoreland. RSA 483-B:1 (Purpose); RSA 483-B:9 (Minimum Standards).<sup>1</sup> In keeping with its "comprehensive" nature, the Act applies to all state and local permitting decisions which might affect the development of waterfront property. RSA 483-B:3, I ("State and local permits for work within the protected shorelands

<sup>1</sup> The Act applies to land within 250 feet of the "reference line" or high water mark. RSA 483-B:4, XV (definition of "protected shoreland"), XVII (definition of "reference line").

Michael P. Nolin, Commissioner  
 Department of Environmental Services  
 September 2, 2004  
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shall be issued only when consistent with the policies of this chapter"). DES has authority to enforce the Act, as do municipalities in which protected shoreland is situated. RSA 483-B:5 (DES); RSA 483-B:8, III (municipalities).

The Act does not contain its own separate permit requirement.<sup>2</sup> Rather, its standards are designed to "piggy-back" on existing state and local permit proceedings. RSA 483-B:3, I & II; RSA 483-B:6; RSA 483-B:14 (rehearings and appeals). Section 6 of the Act defines the DES role in issuing permits for work within the protected shoreland:

- I. Within the protected shoreland, any person intending to:
  - (a) Engage in any earth excavation activity shall obtain all necessary local approvals in compliance with RSA 155-E.
  - (b) Construct a water-dependent structure, alter the bank, or construct or replenish a beach shall obtain approval and all necessary permits pursuant to RSA 482-A.
  - (c) Install a septic system as described in RSA 483-B:9, V(b)(1)-(3) shall obtain all permits pursuant to RSA 485-A:29.
  - (d) Conduct an activity resulting in a contiguous disturbed area exceeding 50,000 square feet shall obtain a permit pursuant to RSA 485-A:17.
  - (e) Subdivide land as described in RSA 483-B:9, V(d) and (e) shall obtain approval pursuant to RSA 485-A:29.

II. In applying for these approvals and permits, such persons shall demonstrate to the satisfaction of the department that the proposal meets or exceeds the development standards of this chapter. The department shall grant, deny, or attach reasonable conditions to a permit listed in subparagraphs I(a)-(e), to protect the public waters or the public health, safety or welfare. Such conditions shall be related to the purposes of this chapter.

RSA 483-B:6 (Supp. 2003). In programs that predate the Act, DES has regulatory authority over the permits listed in RSA 483-B:6, I(b) - (e). RSA 482-A:3 (wetlands permit); RSA 485-A:17 (terrain alteration); RSA 485-A:29 (septic system and subdivision approval).

The well-established principles of statutory interpretation hold that statutes must be interpreted based on their plain language, focusing on the statute as a whole, not on isolated words or phrases. Transmedia Restaurant Co., Inc. v. Devereaux, 149 N.H. 454, 462 (2003). When the language used in a statute is clear and unambiguous, there is no need to examine the provision's legislative history. Merrill v. Great Bay Disposal Serv., 125 N.H. 540, 542

<sup>2</sup> As originally enacted, the Act required that "[e]ach person intending to construct a new or expanded structure within the protected shoreland, . . . or any other activity which will alter the existing character of the protected shoreland, shall seek a shoreland development permit" from DES. 1991 N.H. Laws 303:1; RSA 483-B:6 (1992 Bound Volume). However, in 1992 the permit requirement was eliminated, and section 6 of the Act was adopted in substantially its present form. 1992 N.H. Laws 235:10.

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(1984). "A widely accepted method of statutory construction is to read and examine the text of the statute and draw inferences concerning its meaning from its composition and structure." Id., quoting State v. Flynn, 123 N.H. 457, 462 (1983).

Under the plain language of the Act, when an application for a DES permit triggers shoreland review under section 6, DES must proceed with its ordinary permitting process, but must also consider whether the proposal meets the minimum shoreland standards. These standards, contained in RSA 483-B:9, require (among other things) that primary structures be set back behind the primary building line,<sup>3</sup> prohibit certain activities and substances within the protected shoreland,<sup>4</sup> and establish specific requirements with respect to maintenance of a natural woodland buffer,<sup>5</sup> septic systems,<sup>6</sup> and prevention of erosion and siltation.<sup>7</sup> If DES is not satisfied that the proposal meets the minimum standards of the Act, the agency must deny the application. RSA 483-B:6, II.

After careful review, we conclude that the agency's current practice should be modified so as to better comply with the Act. Prior to issuing a permit, DES must be satisfied that the proposal meets the Act's minimum standards. RSA 483-B:6, II. Currently, DES has no formal mechanism for reviewing plans for a proposal's shoreland impacts, taken separately from the standard permit requirements under other regulatory statutes. The shoreland rules require applicants for the permits listed in RSA 483-B:6, I to certify that their projects meet the minimum shoreland standards. N.H. Code of Admin. Rules, PART Env-Ws 1409. Consistent with this rule, the DES practice has been to rely on a combination of the applicant's certification and a permit condition requiring compliance with the Act.

Relying on the applicant's certification and the prospect of enforcement action for noncompliance is not sufficient to demonstrate "satisfaction." Instead, when issuing an environmental permit for a project located within the protected shoreland, DES must make affirmative findings showing the proposal's consistency with the minimum standards of the Act. To provide a basis for these findings, the staff must request that the applicant provide information sufficient to demonstrate that the minimum standards are satisfied. Then, in issuing or denying the permit, the agency must make findings to support its conclusion, and condition the permit on compliance with any plans, specifications or techniques necessary to ensure that the project conforms with the minimum standards.

For example, the DES wetlands program might receive an application under RSA 482-A:3 for a boathouse from a property owner who also intends as part of the same

<sup>3</sup> RSA 483-B:9, II(b).

<sup>4</sup> The Act prohibits salt storage yards, automobile junk yards and solid or hazardous waste facilities, as well as the use of fertilizer within 25 feet of the reference line. RSA 483-B:9, II(a) and (d).

<sup>5</sup> RSA 483-B:9, V(a).

<sup>6</sup> RSA 483-B:9, V(b).

<sup>7</sup> RSA 483-B:9, V(c). In addition, the Act contains other minimum standards concerning lot size, public utilities, and existing waste facilities. RSA 483-B:9, V(d-f).

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"project" to construct or modify other structures within the protected shoreland.<sup>8</sup> Under these circumstances, DES should review not only the boathouse plans, but also the plans for the other aspects of the project. To ensure that DES receives the necessary information from the applicant, I recommend that the standard application forms be modified to include a question about whether additional work in the protected shoreland is planned as part of the same project. For applicants who answer in the affirmative, there should be an additional form in which they must provide details about those aspects of the project. The application should not be considered complete until the applicant has provided this information.<sup>9</sup> Some projects may require multiple DES permits (for example, both wetlands and site specific). For such projects, there should be internal coordination within the agency to ensure that the shoreland review is only performed once, and is incorporated into each permit issued.

You also asked about the appropriate appeal route for DES permitting decisions under section 6 of the Act. The Act specifically addresses this issue:

*Where the requirements of this chapter amend the existing statutory authority of the department or other agencies relative to certain established regulatory programs and shall be enforced under these established regulatory programs, the existing procedures governing contested cases and hearings and appeals regarding these requirements shall apply. Where requirements of this chapter are new and do not amend existing statutory authority relative to any established regulatory programs, the procedures set forth in RSA 541-A:31 for contested cases shall apply.*

RSA 483-B:14 (emphasis added). Thus, any administrative appeal of a permitting decision is governed by the procedure specified in the statute under which the underlying permit was granted. See generally RSA 21-O:14, governing administrative appeals from DES decisions. For wetlands permits, appeal should be to the Wetlands Council (see RSA 482-A:10 and RSA 21-O:5-a); for subsurface and site specific permits, appeal should be to the Water Council (see RSA 21-O:7). Where the agency is undertaking enforcement action under the Act itself, appeal would be to the Water Council for administrative orders, and to the New Hampshire Supreme Court under RSA ch. 541 for administrative fines. RSA 21-O:7, IV; RSA 483-B:5, V (administrative orders); RSA 483-B:18, III(c)(administrative fines).

<sup>8</sup>The Act says "proposal," not "project." RSA 483-B:6, II. However, given the subject matter and broad applicability of the Act, we conclude that the word "proposal" as used in RSA 483-B:6, II should be read broadly to include all work contemplated by the applicant as an integrated project on the property within the protected shoreland at the time the application for the DES permit is submitted. A narrower reading would confine the DES review to the criteria in effect prior to the Act, and undermine the Act's purpose.

<sup>9</sup>This is important for programs with statutory deadlines for acting on complete applications. See, e.g., RSA 482-A:3, XTV (Supp. 2003)(DES must complete review of wetlands application within set number of days of notice of administrative completeness, or application will be deemed granted).

II. A MUNICIPAL ORDINANCE CAN APPLY INSTEAD OF THE SHORELAND PROTECTION ACT ONLY AFTER THE OFFICE OF ENERGY AND PLANNING HAS CERTIFIED TO THE DEPARTMENT OF ENVIRONMENTAL SERVICES THAT THE LOCAL ORDINANCE IS AT LEAST AS STRINGENT AS THE ACT.

Your second question concerns the circumstances under which a municipal shoreland ordinance applies instead of the standards in the Act. We conclude that a municipal ordinance can render the Act wholly inapplicable, but only when that ordinance has been certified by the Office of Energy and Planning ("OEP") as being equally stringent to the Act. However, with respect to primary building setbacks only, a setback less than fifty feet may apply in a municipality that adopted the setback prior to January 1, 2002.

Shoreland property is exempt from the Act if it is located in a municipality whose local shoreland ordinance has been certified by OEP. Specifically, the Act provides as follows:

I. Subject to paragraph II, the provisions of this chapter shall not apply to any applicant whose land is in a municipality that has adopted a shoreland protection ordinance under RSA 674:16, the provisions of which are at least as stringent as similar provisions in this chapter. The director of the office of energy and planning shall certify to the commissioner that the provisions of a local ordinance are at least as stringent as similar provisions in this chapter.

II. If a municipality has a local ordinance that does not contain a counterpart to all of the provisions of this chapter, the more stringent provisions shall apply.

RSA 483-B:19 (Supp. 2003 and 2004 N.H. Laws 257:44). While paragraph II was added in 2002,<sup>10</sup> the requirement of OEP certification has remained unchanged since the Act took effect in 1994.<sup>11</sup>

In order for a municipality to qualify for the exemption, the plain language of section 19 requires not only that the local ordinance be as strict as the Act, but also that OEP so certify to DES. If the exemption could take effect without OEP certification, the language requiring certification would be impermissibly superfluous. Merrill v. Great Bay Disposal

<sup>10</sup> 2002 N.H. Laws 263:12.

<sup>11</sup> The original 1991 version of the law provided that the Act would not apply in any municipality that had adopted a draft model ordinance provided by the office of state planning, the predecessor to OEP. See 1991 N.H. Laws 303:1; RSA 483-B:19 (1992 Bound Volume). However, the certification requirement, in substantially its current form, was substituted prior to the law taking effect in 1994. RSA 483-B:19 (2001 Bound Volume); 1994 N.H. Laws 383:20. The provision has also been amended several times, most recently in 2004, to reflect changes in the name of the agency performing the certification. 2003 N.H. Laws 319:9; 2004 N.H. Laws 257:44.

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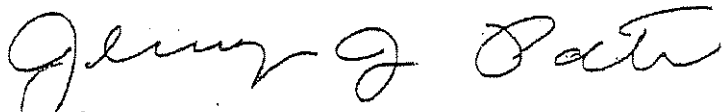
Serv., 125 N.H. 540, 543 (1984)(all words of statute must be given effect; legislature not presumed to use superfluous words). Requiring an affirmative certification by OEP is also consistent with the clear legislative intent that the Act be comprehensive in its application, and that its standards apply to all state and local permits. See RSA 483-B:3 (requiring all state and local permits to be consistent with the Act).

The primary building setback is the only provision of the Act which may vary among municipalities, without OEP certification. Prior to a 2002 amendment, a municipality could establish its own primary building setback, whether lesser or greater than the figure of fifty feet established under the Act. RSA 483-B:9, II (2001 Bound Volume). Under an amendment to the Act which took effect on July 2, 2002, the primary building line is established absolutely at "50 feet from the reference line." 2002 N.H. Laws 114:1; RSA 483-B:9, II (Supp. 2003). Nevertheless, the general court expressly allowed municipalities which had, prior to January 1, 2002, established a setback of less than fifty feet, to maintain that different setback. 2002 N.H. Laws 114:1. Thus, while an uncertified ordinance cannot supplant the Act, certain municipalities whose ordinances have not been certified by OEP may nevertheless have a primary building setback which varies from that established under the Act. Even in those municipalities with different setbacks, however, all other provisions of the Act apply.

In sum, the standards of the Act apply to all state and local permitting decisions, unless the local ordinance has been properly certified by OEP. Both the state and municipalities have authority to enforce the Act; it is worth noting that violations include not only construction that fails to conform with the minimum standards, but also issuance of a permit that is not consistent with the policies of the Act. RSA 483-B:3, I.

I trust this responds to your inquiry. Given the previous uncertainty on the interpretation of these provisions, both within the agency and in the community at large, I recommend that DES undertake outreach consistent with this opinion to ensure affected entities are aware of the Act's requirements.

Very truly yours,



Jennifer J. Patterson  
Senior Assistant Attorney General  
Environmental Protection Bureau  
(603) 271-3679

JJP:mtm

OPN-04-0002

cc: MaryAnn Manoogian, Director, OEP

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# The Comprehensive Shoreland Protection Act

## RSA 483-B

July 2002

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**483-B:1 Purpose. – The general court finds that:**

I. The shorelands of the state are among its most valuable and fragile natural resources and their protection is essential to maintain the integrity of public waters.

I-a. A natural woodland buffer, consisting of trees and other vegetation located in areas adjoining public waters, functions to intercept surface runoff, wastewater, subsurface flow, and deeper groundwater flows from upland sources and to remove or minimize the effects of nutrients, sediment, organic matter, pesticides, and other pollutants and to moderate the temperature of near-shore waters.

II. The public waters of New Hampshire are valuable resources held in trust by the state. The state has an interest in protecting those waters and has the jurisdiction to control the use of the public waters and the adjacent shoreland for the greatest public benefit.

III. There is great concern throughout the state relating to the utilization, protection, restoration and preservation of shorelands because of their effect on state waters.

IV. Under current law the potential exists for uncoordinated, unplanned and piecemeal development along the state's shorelines, which could result in significant negative impacts on the public waters of New Hampshire.

Source. 1991, 303:1.

**483-B:2 Minimum Standards Required:**

To fulfill the state's role as trustee of its waters and to promote public health, safety, and the general welfare, the general court declares that the public interest requires the establishment of standards for the subdivision, use, and development of the shorelands of the state's public waters. The development standards provided in this chapter shall be the minimum standards necessary to protect the public waters of the state of New Hampshire. These standards shall serve to:

- I. Further the maintenance of safe and healthful conditions.
- II. Provide for the wise utilization of water and related land resources.
- III. Prevent and control water pollution.
- IV. Protect fish spawning grounds, aquatic life, and bird and other wildlife habitats.
- V. Protect buildings and lands from flooding and accelerated erosion.
- VI. Protect archaeological and historical resources.
- VII. Protect commercial fishing and maritime industries.
- VIII. Protect freshwater and coastal wetlands.
- IX. Control building sites, placement of structures, and land uses.
- X. Conserve shoreline cover and points of access to inland and coastal waters.

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- XI. Preserve the state's lakes, rivers, estuaries and coastal waters in their natural state.
- XII. Promote wildlife habitat, scenic beauty, and scientific study.
- XIII. Protect public use of waters, including recreation.
- XIV. Conserve natural beauty and open spaces.
- XV. Anticipate and respond to the impacts of development in shoreland areas.
- XVI. Provide for economic development in proximity to waters.

Source. 1991, 303:1. 1992, 235:1, 2. 1994, 383:1, eff. July 1, 1994.

**483-B:3 Consistency Required:**

- I. All state agencies shall perform their responsibilities in a manner consistent with the intent of this chapter. State and local permits for work within the protected shorelands shall be issued only when consistent with the policies of this chapter.
- II. When the standards and practices established in this chapter conflict with other local or state laws and rules, the more stringent standard shall control.
- III. All agricultural activities and operations in the state as defined in RSA 21:34-a and as governed by RSA 430, including the use of animal manure, lime, wood ash, irrigation, and the clearing of land for agricultural utilization, and other agricultural technologies, shall be exempt from the provisions of this chapter, provided such activities and operations are in conformance with the most recent best management practices determined by the United States Department of Agriculture Natural Resources Conservation Service, the United States Department of Agriculture Cooperative Extension Service and the department of agriculture, markets, and food. Persons carrying out such agricultural activities and operations in the protected shoreland shall work directly with the local representatives of the above agencies for their particular property.

Source. 1991, 303:1. 1992, 235:21. 1995, 130:8, eff. July 23, 1995; 206:2, eff. Aug. 11, 1995.

**483-B:4 Definitions. – In this chapter:**

- I. "Abutter" means any person whose property is located in New Hampshire and adjoins or is directly across the street or stream from the land under consideration by the local land use board. For purposes of receiving testimony only, and not for purposes of notification, the term "abutter" shall include any person who is able to demonstrate that his land will be directly affected by the proposal under consideration.
- II. "Accessory structure" means a structure, as defined in paragraph XXII of this section, on the same lot and customarily incidental and subordinate to the primary structure, as defined in paragraph XIV of this section; or a use, including but not limited to path, driveways, patios, any other improved surface, pump houses, gazebos, woodsheds, garages, or other outbuildings.
- III. "Basal area" means the cross sectional area of a tree measured at a height of 4-1/2 feet above

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the ground, usually expressed in square feet per acre for a stand of trees.

IV. "Commissioner" means the commissioner of the department of environmental services or designee.

V. "Department" means the department of environmental services.

VI. "Disturbed area" means an area in which natural vegetation is removed, exposing the underlying soil.

VII. "Ground cover" means any herbaceous plant which normally grows to a mature height of 4 feet or less.

VIII. "Lot of record" means a legally created parcel, the plat or description of which has been recorded at the registry of deeds for the county in which it is located.

IX. [Repealed.]

X. "Municipality" means a city, town, village district if specifically authorized to zone by the legislature, or county in respect to unincorporated towns or unorganized places or any combination thereof pursuant to RSA 53-A.

XI. "Natural woodland buffer" means a forested area consisting of various species of trees, saplings, shrubs, and ground covers in any combination and at any stage of growth.

XI-a. "Ordinary high water mark" means the line on the shore, running parallel to the main stem of the river, established by the fluctuations of water and indicated by physical characteristics such as a clear, natural line impressed on the immediate bank, shelving, changes in the character of soil, destruction of terrestrial vegetation, the presence of litter and debris, or other appropriate means that consider the characteristics of the surrounding areas. Where the ordinary high water mark is not easily discernable, the ordinary high water mark may be determined by the department of environmental services.

XII. "Person" means a corporation, company, association, society, firm, partnership or joint stock company, as well as an individual, a state, and any political subdivision of a state or any agency or instrumentality thereof.

XIII. "Primary building line" means a setback from the reference line.

XIV. "Primary structure" means a structure as defined in paragraph XXII of this section that is central to the fundamental use of the property and is not accessory to the use of another structure on the same premises.

XV. "Protected shoreland" means, for natural, fresh water bodies without artificial impoundments, for artificially impounded fresh water bodies, and for coastal waters and rivers, all land located within 250 feet of the reference line of public waters.

XVI. "Public waters" shall include:

- (a) All fresh water bodies listed in the official list of public waters published by the department

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pursuant to RSA 271:20, II, whether they are great ponds or artificial impoundments.

(b) Coastal waters, being all waters subject to the ebb and flow of the tide, including the Great Bay Estuary and the associated tidal rivers.

(c) Rivers, meaning all year-round flowing waters of fourth order or higher, as shown on the now current version of the U.S. Geological Survey 7 1/2' topographic maps. Stream order shall be determined using the Strahler method, whereby the highest year-round streams in a watershed are first order streams, their juncture yields second order streams, the juncture of second order streams yields third order streams, et seq. A listing of the streams of fourth order and higher shall be prepared and maintained by the office of state planning and delivered to the commissioner 30 days after the effective date of this act.

XVII. "Reference line" means:

(a) For natural fresh water bodies without artificial impoundments, the natural mean high water level as determined by the Department of Environmental Services.

(b) For artificially impounded fresh water bodies with established flowage rights, the limit of the flowage rights, and for water bodies without established flowage rights, the waterline at full pond as determined by the elevation of the spillway crest.

(c) For coastal waters, the highest observable tide line, which means a line defining the furthest landward limit of tidal flow, not including storm events, which can be recognized by indicators such as the presence of a strand line of flotsam and debris, the landward margin of salt tolerant vegetation, or a physical barrier that blocks further flow of the tide.

(d) For rivers, the ordinary high water mark.

XVIII. "Removal or removed" means cut, sawed, pruned, girdled, felled, pushed over, buried, burned, killed, or otherwise destructively altered.

XVIII-a. "Repeat violation" means a violation that occurs within 3 years of notification by the department of a prior violation, as defined in RSA 483-B:18, I, whether on the same site or by the same person or entity on a second site. Each day of continuing violation after notification of that violation shall be considered a repeat violation.

XVIII-b. "Repair" means work conducted to restore an existing, legal structure by partial replacement of worn, broken, or unsound parts or to fix a specific defect, during which all of the exterior dimensions are intact and remain so during construction.

XVIII-c. "Replace in kind" means that substitution of a new structure for an existing legal structure, whether in total or in part, with no change in size, dimensions, footprint, interior square footage, and location, with the exception of changes resulting in an increase in the setback to public waters.

XVIII-d. "Replacement system" means a septic system that is not considered new construction under RSA 485-A:29-44 and rules adopted to implement it.

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XIX. "Residential unit" means a structure, or portion thereof, providing complete and independent living facilities, including permanent facilities for living, sleeping, eating, cooking, and sanitation which are used in common by one or more persons.

XX. "Sapling" means any woody plant which normally grows to a mature height greater than 20 feet and has a diameter less than 6 inches at a point 4-1/2 feet above the ground.

XX-a. "Shoreland frontage" means the average of the distances of the actual natural shoreline footage and a straight line between property lines.

XXI. "Shrub" means any multi-stemmed woody plant which normally grows to a mature height of less than 20 feet.

XXII. "Structure" means anything built for the support, shelter or enclosure of persons, animals, goods, or property of any kind, as well as anything constructed or erected with a fixed location on or in the ground, exclusive of fences.

XXIII. "Subdivision" means subdivision as defined in RSA 672:14.

XXIV. "Tree" means any woody plant which normally grows to a mature height greater than 20 feet and which has a diameter of 6 inches or more at a point 4-1/2 feet above the ground.

XXV. "Urbanization" means the concentrated development found in the sections of towns or cities where there has been an historic pattern of intensive building for commercial or industrial use, or mixed residential, commercial, and industrial use.

XXVI. "Water dependent structure" means a structure that services and supports activities that require direct access to, or contact with the water, or both, as an operational necessity and that requires a permit under RSA 482-A, including but not limited to a dock, wharf, pier, breakwater, beach, boathouse, retaining wall, or launching ramp.

Source. 1991, 303:1. 1992, 235:3-7, 22. 1994, 383:2-5, 22, I, eff. July 1, 1994. 1996,  
17:1, 2, eff. June 14, 1996; 228:65, eff. July 1, 1996.

**483-B:5 Enforcement by Commissioner; Duties; Woodland Buffer:**

I. The commissioner, with the advice and assistance of the office of state planning, department of resources and economic development and department of agriculture, markets, and food, shall enforce the provisions of this chapter.

II. The commissioner or his designee may, for cause, enter upon any land or parcel at any reasonable time to perform oversight and enforcement duties provided for in this chapter.

III. [Repealed.]

IV. To encourage coordination of state and local enforcement measures, the commissioner shall notify, at the time of issuance or filing, the local governing body of enforcement action undertaken by the state in respect to protected shoreland within the municipality by sending it copies of relevant administrative orders issued and pleadings filed.

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V. The commissioner may issue an order to any person in violation of this chapter, of rules adopted under this chapter, or of any condition of a permit issued under this chapter.

Source. 1991, 303:1. 1992, 235:8, 9. 1994, 383:6, 22, II. 1995, 130:4, eff. July 23, 1995.

**483-B:6 Prior Approval; Permits:**

I. Within the protected shoreland, any person intending to:

- (a) Engage in any earth excavation activity shall obtain all necessary local approvals in compliance with RSA 155-E.
- (b) Construct a water dependent structure, alter the bank, or construct or replenish a beach shall obtain approval and all necessary permits pursuant to RSA 482-A.
- (c) Install a septic system as described in RSA 483-B:9, V(b)(1)-(3) shall obtain all permits pursuant to RSA 485-A:29.
- (d) Conduct an activity resulting in a contiguous disturbed area exceeding 50,000 square feet shall obtain a permit pursuant to RSA 485-A:17.
- (e) Subdivide land as described in RSA 483-B:9, V(d) and (e) shall obtain approval pursuant to RSA 485-A:29.

II. In applying for these approvals and permits, such persons shall demonstrate to the satisfaction of the department that the proposal meets or exceeds the development standards of this chapter. The department shall grant, deny, or attach reasonable conditions to a permit listed in subparagraphs I(a)-(e), to protect the public waters or the public health, safety or welfare. Such conditions shall be related to the purposes of this chapter.

Source. 1991, 303:1. 1992, 235:10, eff. Jan. 1, 1993. 1996, 17:3, eff. June 14, 1996.

**483-B:7 Reporting; On-Site Inspections; Local Participation:**

The department may devise a system whereby municipal officials may voluntarily assist with the permitting process under RSA 483-B:6 and the subsequent enforcement of permit conditions, by performing certain reporting functions relative to on-site inspections. Utilization of such reports shall be at the department's discretion, but may, when appropriate, obviate the need for further on-site review by department staff.

Source. 1991, 303:1. 1992, 235:23, eff. Jan. 1, 1993.

**483-B:8 Municipal Authority:**

- I. Municipalities may adopt land use control ordinances relative to all protected shorelands which are more stringent than the minimum standards contained in this chapter.
- II. Municipalities are encouraged to adopt land use control ordinances for the shorelands of water bodies and water courses other than public waters.

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III. Municipalities in which protected shoreland is situated may enforce the provisions of this chapter by issuing cease and desist orders and by seeking injunctive relief or civil penalties as provided in RSA 483-B:18, III(a) and (b). Civil penalties and fines collected by the court shall be remitted within 14 days to the treasurer of the municipality prosecuting said violations, for the use of the municipality. Any municipality electing to enforce the provisions of this chapter shall send copies of any pleading to the attorney general at the time of filing. Municipalities bordering the same water body are encouraged to employ jointly a single code enforcement officer to monitor compliance.

IV. The authority granted to municipalities under this chapter shall not be interpreted to extend to RSA 430:28-48.

V. Municipalities bordering the same water body are encouraged to employ jointly a single code enforcement officer to monitor compliance.

Source. 1991, 303:1. 1992, 235:11, eff. Jan. 1, 1993.

**483-B:9 Minimum Shoreland Protection Standards:**

I. The standards in this section are designed to minimize shoreland disturbance so as to protect the public waters, while still accommodating reasonable levels of development in the protected shoreland. Development outside the protected shoreland shall conform to local zoning and local ordinances and shall not be subject to standards established in this chapter.

II. Within the protected shoreland the following restrictions shall apply:

(a) The establishment or expansion of salt storage yards, automobile junk yards, and solid or hazardous waste facilities shall be prohibited.

(b) Primary structures shall be set back behind the primary building line which is 50 feet from the reference line.

(c) A water dependent structure, meaning one which is a dock, wharf, pier, breakwater, or other similar structure, or any part thereof, built over, on, or in the waters of the state, shall be constructed only as approved by the department, pursuant to RSA 482-A.

(d) No fertilizer, except limestone, shall be used within 25 feet of the reference line of any property. Twenty-five feet beyond the reference line, low phosphate, slow release nitrogen fertilizer or limestone, may be used on lawns or areas with grass.

III. Public water supply facilities, including water supply intakes, pipes, water treatment facilities, pump stations, and disinfection stations shall be permitted by the commissioner as necessary, consistent with the purposes of this chapter and other state law. Private water supply facilities shall not require a permit.

IV. The placement and expansion of public water and sewage treatment facilities shall be permitted by the commissioner as necessary, consistent with the purposes of this chapter and other state law.

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IV-a. Hydro electric facilities, including, but not limited to, dams, dikes, penstocks, and powerhouses, shall be recognized as water dependent, and shall be permitted by the commissioner as necessary, consistent with the purposes of this chapter and other state law.

IV-b. Public utility lines and associated structures and facilities shall be permitted by the commissioner as necessary, consistent with the purposes of this chapter and other state law.

IV-c. An existing solid waste facility which is located within 250 feet of the reference line of public waters under this chapter may continue to operate under an existing permit, provided it does not cause degradation to an area in excess of that area under permit.

IV-d. No solid waste facility shall place solid waste within 250 feet of the reference line of public waters under this chapter except as expressly permitted under RSA 483-B:9, IV-c. However, any solid waste facility may be allowed, subject to permitting conditions under RSA 149-M:9, to erect accessory structures and conduct other activities consistent with the operation of the facility within 250 feet of the reference line of public waters under this chapter, such as filling, grading and installing monitoring wells and other drainage structures as is consistent with its solid waste permit as issued by the department of environmental services. Under no circumstances shall the toe of any slope encroach within 150 feet of the reference line.

V. The following minimum standards shall apply to the protected shoreland provided that forest management not associated with shoreland development nor land conversion and conducted in compliance with RSA 227-J:9, forestry involving water supply reservoir watershed management, or agriculture conducted in accordance with best management practices, shall be exempted from the provisions of this chapter:

(a) Natural woodland buffer.

(1) Where existing, a natural woodland buffer shall be maintained within 150 feet of the reference line. The purpose of this buffer shall be to protect the quality of public waters by minimizing erosion, preventing siltation and turbidity, stabilizing soils, preventing excess nutrients and chemical pollution, maintaining natural water temperatures, maintaining a healthy tree canopy and understory, preserving fish and wildlife habitat, and respecting the overall natural condition of the protected shoreland.

(2) Within the natural woodland buffer of the protected shoreland under conditions defined in RSA 483-B:9, V, all of the following prohibitions and limitations shall apply:

(A) Not more than a maximum of 50 percent of the basal area of trees, and a maximum of 50 percent of the total number of saplings shall be removed for any purpose in a 20-year period. A healthy, well-distributed stand of trees, saplings, shrubs and ground covers and their living, undamaged root systems shall be left in place.

(B) Any person applying to the department for a septic system construction approval or alteration of terrain permit pursuant to RSA 485-A, or an excavating and dredging permit pursuant to RSA 482-A, within the protected shoreland shall include photographic documentation of the natural woodland buffer.

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(C) Structures, as defined in RSA 483-B:4, XXII, within the natural woodland buffer shall be afforded an opening for building construction, that shall be excluded when computing the percentage limitations under subparagraph (a)(2)(A).

(D) Dead, diseased, unsafe, or fallen trees, saplings, shrubs, or ground covers may be removed. Their removal shall not be used in computing the percentage limitations under subparagraph (a)(2)(A).

(E) Stumps and their root systems which are located within 50 feet of the reference line shall be left intact in the ground, unless removal is specifically approved by the department, pursuant to RSA 482-A.

(F) Preservation of dead and living trees that provide dens and nesting places for wildlife is encouraged.

(G) Planting efforts that are beneficial to wildlife are encouraged.

(b) Septic Systems.

(1) All new lots, including those in excess of 5 acres, created within the protected shoreland are subject to subdivision approval by the department of environmental services under RSA 485-A:29.

(2) The following conditions, based on the characteristics of the receiving soil as they relate to U.S. Department of Agriculture, Natural Resources Conservation Service drainage classes, shall dictate the setback requirements for all new leaching portions of new septic systems, as follows:

(A) Adjacent to ponds, lakes, estuaries and the open oceans.

(i) Where the receiving soil downgradient of the leaching portions of a septic system is a porous sand and gravel material with a percolation rate equal to or faster than 2 minutes per inch, the setback shall be at least 125 feet from the reference line;

(ii) For soils with restrictive layers within 18 inches of the natural soil surface, the setback shall be at least 100 feet from the reference line; and

(iii) For all other soil conditions, the setback shall be at least 75 feet from the reference line.

(B) Adjacent to rivers the setback shall be no less than 75 feet.

(3) The placement of all septic tanks and leaching portions of septic systems for replacement systems shall comply with the requirements of subparagraph (b)(2), to the maximum extent feasible.

(c) Erosion and siltation

(1) All new structures, modification to existing structures, and excavation or earth moving within protected shoreland shall be designed and constructed in accordance with rules

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adopted by the department under 541-A, relative to terrain alteration under RSA 485-A:17, to manage stormwater and control erosion and sediment, during and after construction.

(2) New structures and all modifications to existing structures within the protected shoreland shall be designed and constructed to prevent the release of surface runoff across exposed mineral soils.

(3) A permit pursuant to RSA 485-A:17, I shall be required for improved, developed, or subdivided land whenever there is a contiguous disturbed area exceeding 50,000 square feet that is either partially or wholly within protected shoreland.

(d) Minimum lots and residential development in the protected shoreland:

(1) The minimum size for new lots in areas dependent upon on-site septic systems shall be determined by soil type lot size determinations, as established by the department of environmental services under RSA485-A and rules adopted to implement it.

(2) For projects in areas dependent upon on-site sewage and septic systems, the total number of residential units in the protected shoreland, whether built on individual lots or grouped as cluster or condominium development, shall not exceed:

(A) One unit per 150 feet of shoreland frontage; or

(B) For any lot that does not have direct frontage, one unit per 150 feet of lot width as measured parallel to the shoreland frontage that lies between the lot and the reference line.

(3) No lot dependent upon an on-site septic system, having frontage on public waters, shall be created with less than 150 feet of shoreland frontage.

(4) Lots in areas serviced by municipal sewers shall conform to municipal minimum lot standards, and shall not be subject to any shoreland frontage requirement, except as provided by municipal standards.

(5) Lots and residential units outside of the protected shoreland shall not be subject to this chapter.

(e) Minimum lots and non-residential development In the protected shoreland:

(1) The minimum size for new non-residential lots in areas dependent upon on-site septic systems shall be determined by soil type lot size determinations, as set forth under rules adopted pursuant to RSA 541-A.

(2) Non-residential development requiring on-site water, sewage and septic systems shall not be constructed on lots less than 150 feet in width.

(3) Non-residential lots in areas serviced by municipal sewers shall conform to municipal minimum lot standards.

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(4) Non-residential lots outside of the protected shoreland shall not be subject to this chapter.

(f) Common owners and residential or non-residential development. In the protected shoreland, waterfront parcels held in common by one or more owners of contiguous interior parcels may be developed but only in a manner consistent with the provisions of this chapter. Care shall be taken for the adequate provision of parking, toilet facilities, and related support systems to minimize the project's impact on the public waters.

(g) The commissioner shall have the authority to grant variances from the minimum standards of this section. Such authority shall be exercised subject to the criteria which govern the grant of a variance by a zoning board of adjustment under RSA 674:33, I(b).

Source. 1991, 303:1. 1992, 235:12-18, 28, I. 1994, 383:7-14. 1995, 32:1, eff. April 24, 1995; 206:2, eff. Aug. 11, 1995; 299:16, eff. Jan. 1, 1996. 1996, 17:4, 5, eff. June 14, 1996; 100:1, eff. May 15, 1996; 228:66, 108, eff. July 1, 1996; 251:22, eff. Aug. 9, 1996; 296:52, 53, eff. Aug. 9, 1996.

**483-B:10 Nonconforming Lots of Record:**

Nonconforming, undeveloped lots of record that are located within the protected shoreland shall comply with the following restrictions, in addition to any local requirements:

I. Except when otherwise prohibited by law, present and successive owners of an individual undeveloped lot may construct a single family residential dwelling on it, notwithstanding the provisions of this chapter. Conditions may be imposed which, in the opinion of the commissioner, more nearly meet the intent of this chapter, while still accommodating the applicant's rights.

II. Building on nonconforming lots of record shall be limited to single family residential structures and related facilities, including, but not limited to, docks, piers, boathouses, boat loading ramps, walkways, and other water dependent structures, consistent with state law.

Source. 1991, 303:1. 1992, 235:19. 1994, 383:15, eff. July 1, 1994.

**483-B:11 Nonconforming Structures:**

I. Except as otherwise prohibited by law, nonconforming structures, erected prior to July 1, 1994, located within the protected shoreland may be repaired, renovated, or replaced in kind using modern technologies, provided the result is a functionally equivalent use. Such repair or replacement may alter the interior design or existing foundation, but no expansion of the existing footprint or outside dimensions shall be permitted. An expansion that increases the sewerage load to an on-site septic system, or changes or expands the use of a septic system or converts a structure to condominiums or any other project identified under RSA 485-A:29-44 and rules adopted to implement it shall require approval by the department. Between the primary building line and the reference line, no alteration shall extend the structure closer to the public water, except that the addition of a deck or porch is permitted up to a maximum of 12 feet towards the reference line.

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II. When reviewing requests for the redevelopment of sites that contain nonconforming structures erected prior to July 1, 1994, the commissioner shall review proposals which are more nearly conforming than the existing structures, and may waive some of the standards specified in RSA 483-B:9, so long as there is at least the same degree of protection provided to the public waters. For the purposes of this section, a proposal that is "more nearly conforming" means a proposal for significant changes to the location or size of existing structures that bring the structures to greater conformity, or a proposal for changes to other aspects of the property, including but not limited to stormwater management, wastewater treatment or traffic volume or flow, or both types of proposal which significantly improve wildlife habitat or resource protection.

Source. 1991, 303:1. 1992, 235:20. 1994, 383:16, 17, eff. July 1, 1994. 1996, 17:6,  
eff. June 14, 1996.

**483-B:12 Shoreland Exemptions:**

I. The governing body of a municipality may, in its discretion, request the commissioner to exempt all or a portion of the protected shoreland within its boundaries from the provisions of this chapter if the governing body finds that special local urbanization conditions exist in the protected shoreland for which the exemption is sought.

II. If the governing body of a municipality requests such an exemption, it shall submit evidence of existing and historical patterns of building and development in the protected shoreland. Such evidence shall address:

- (a) Current and past building density.
- (b) Commercial or industrial uses.
- (c) Municipal or other public utilities.
- (d) Current municipal land use regulations which affect the protected shoreland.
- (e) Any other information which the commissioner may reasonably require.

III. With the advice of the office of state planning, the commissioner shall approve or deny the request for an exemption and shall issue written findings in support of his decision. A request for an exemption shall be approved only if the municipality demonstrates, using the evidence required under paragraph II, that special conditions of urbanization exist along the portion of shoreland to be exempted.

IV. The state port authority may request an exemption under this section for all or a portion of any land purchased, leased, or otherwise acquired by it pursuant to RSA 271-A.

Source. 1991, 303:1.

**483-B:13 Public Hearing and Notice to Abutter:**

[Repealed 1992, 235:28, II, eff. Jan. 1, 1993.]

**483-B:14 Rehearings and Appeals:**

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Where the requirements of this chapter amend the existing statutory authority of the department or other agencies relative to certain established regulatory programs and shall be enforced under these established regulatory programs, the existing procedures governing contested cases and hearings and appeals regarding these requirements shall apply. Where requirements of this chapter are new and do not amend existing statutory authority relative to any established regulatory programs, the procedures set forth in RSA 541-A:31 for contested cases shall apply.

Source. 1991, 303:1. 1992, 235:24. 1994, 412:51, eff. Aug. 9, 1994.

**483-B:15 Gifts, Grants and Donations:**

The department is authorized to solicit, receive, and expend any gifts, grants, or donations made for the purposes of this chapter. Gifts of land or easements shall be assigned to the department of resources and economic development for management or assignment to another state agency or other public body, as appropriate.

Source. 1991, 303:1, eff. July, 1994.

**483-B:16 Assistance to Municipalities; Office of State Planning:**

The office of state planning may assist municipalities with the implementation of local ordinances under this chapter, upon the request of an individual municipality.

Source. 1991, 303:1, effective July 1, 1994.

**483-B:17 Rulemaking:**

The commissioner shall adopt rules, pursuant to RSA 541-A, relative to:

I. The content and structure of all forms, applications and permits to be received or issued by the department under this chapter, including information and other materials to be submitted by an applicant.

II. Procedures for filing and review of requests for urbanized shoreland exemptions and standards for granting urbanized shoreland exemptions, including time frames for decisions.

III. Enforcement of the minimum shoreland standards, including methods and timing of inspection and coordination with municipalities.

IV. Procedures and criteria for the placement of small accessory structures such as storage sheds and gazebos, the size, placement, and construction of which is consistent with the intent of this chapter, between the reference line and the primary building line.

V. Criteria governing the assessment of administrative fines.

VI. Criteria governing low phosphate, slow release nitrogen fertilizer.

VII. Criteria governing maintaining a healthy, well-distributed stand of trees, saplings, shrubs and ground covers.

VIII. A methodology for identifying unsafe trees.

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IX. Defining the opening for building construction.

X. Definitions of terms not defined in this chapter.

Source. 1991, 303:1. 1992, 235:25. 1994, 383:18, eff. July 1, 1994. 1996, 100:2, eff. May 15, 1996.

**483-B:18 Penalties:**

I. The following shall constitute a violation of this chapter:

- (a) Failure to comply with the provisions of this chapter.
- (b) Failure to obey an order of the commissioner or a municipality issued relative to activities regulated or prohibited by this chapter.
- (c) Misrepresentation by any person of a material fact made in connection with any activity regulated or prohibited by this chapter.

II. Any person who violates this chapter and any person who purchases land affected by a violation of this chapter who knew or had reason to know of the violation shall be liable for remediation or restoration of the land affected.

III. Persons violating the provisions of this chapter shall be subject to the following:

- (a) Upon petition of the attorney general or of the municipality in which the violation occurred, the superior court may levy upon any person violating this chapter a civil penalty in an amount not to exceed \$20,000 for each day of each continuing violation. The superior court shall have jurisdiction to restrain a continuing violation of this chapter, and to require remediation.
- (b) Any person who knowingly violates any provision of this chapter, or any rule adopted or order issued under this chapter or any condition of any permit issued under this chapter shall be guilty of a misdemeanor if a natural person, or guilty of a felony if any other person, and, notwithstanding RSA 651:2, may in addition to any sentence of imprisonment, probation or conditional discharge, be fined not more than \$20,000 for each violation if found guilty pursuant to this section. Each day of violation shall constitute a separate offense.
- (c) The commissioner, after notice and hearing pursuant to RSA 541-A, shall impose an administrative fine of up to \$5,000 for each offense upon any person who violates this chapter. Rehearings and appeals relating to such fines shall be governed by RSA 541. Imposition of an administrative fine under this section shall not preclude the imposition of further civil or criminal penalties under this chapter.
- (d) Notwithstanding of the \$5000 fine limit in subparagraph (c), the administrative fine for each repeat violation of this chapter may be multiplied by a factor of 2 for every previous violation committed by the person or entity.

Source. 1991, 303:1. 1994, 383:19, eff. July 1, 1994.

**483-B:19 Applicability:**

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I. Subject to paragraph II, the provisions of this chapter shall not apply to any applicant whose land is in a municipality that has adopted a shoreland protection ordinance under RSA 674:16, the provisions of which are at least as stringent as similar provisions in this chapter. The director of the office of state planning shall certify to the commissioner that the provisions of a local ordinance are at least as stringent as similar provisions in this chapter.

II. If a municipality has a local ordinance that does not contain a counterpart to all of the provisions of this chapter, the more stringent measure shall apply.

Source. 1991, 303:1. 1992, 235:26. 1994, 383:20, eff. July 1, 1994.

**483-B:20 Designated Rivers:**

The provisions of this chapter shall not apply to rivers or river segments designated by the general court and approved for management and protection under RSA 483 prior to January 1, 1993 with the exception of the Connecticut River.

Source. 1994, 383:21, eff. July 1, 1994.

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# Shoreland Protection Administrative Rules

## Env-Ws 1400

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**CHAPTER Env-Ws 1400 SHORELAND PROTECTION**

Statutory Authority: RSA 483-B:17

**Part Env-ws 1401 Purpose And Applicability**

Env-Ws 1401.01 Purpose. The purpose of these rules is to implement RSA 483-B, the comprehensive shoreland protection act.

Env-Ws 1401.02 Applicability. These rules shall apply to all land areas subject to RSA 483-B, namely, all land areas:

- (a) Within 250 feet, horizontal distance, of the natural mean high water level of natural fresh water bodies without artificial impoundments listed in the official list of public waters published by the department;
- (b) Within 250 feet, horizontal distance, of the water line at full pond as determined by the elevation of the top of the impoundment structure of artificially impounded fresh water bodies listed in the official list of public waters;
- (c) Within 250 feet, horizontal distance, of the highest observable tide line of coastal waters; and
- (d) Within 250 feet, horizontal distance, of the ordinary high water mark of rivers, meaning all year-round flowing waters of fourth order or higher, as shown on the current version of the U.S. Geological Survey topographic maps as defined in RSA 483-B:4, XVI (c), excluding those land areas exempted by RSA 483-B:20.

**Part Env-ws 1402 Definitions**

Env-Ws 1402.01 Statutory Definitions. Any term used in these rules shall have the same meaning as in RSA 483-B:4.

Env-Ws 1402.02 Additional Definitions. In addition to the statutory definitions, the following definitions shall apply:

- (a) "Fertilizer" means any substance containing one or more recognized plant nutrient(s) which is used primarily for its plant nutrient content and which is designed for use or claimed to have value in promoting plant growth.
- (b) "Non-conforming lot" means a lot that does not meet current state or local subdivision, zoning, or other lot size or setback requirements.

**Part Env-ws 1403 Enforcement Of The Natural Woodland Buffer**

Env-Ws 1403.01 Well-Distributed Stand. If ordered by the department to restore a well-distributed stand of trees, saplings, shrubs and ground cover, the violator shall submit a restoration plan for approval that describes:

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- (a) The species of plants proposed for replanting;
- (b) The number of plants proposed for replanting;
- (c) The basal area of the trees proposed for replanting;
- (d) The existing trees within the natural woodland buffer; and
- (e) The existing and proposed structures, including but not limited to the primary building, accessory structures, and water-dependent structures.

Env-Ws 1403.02 Plan Approval. The department shall approve plans that meet the following criteria:

- (a) Replacement plantings shall meet one of the following:
  - (1) Replacement plants shall consist of the species that are as close as possible to the species present prior to vegetation removal; or
  - (2) At least 75 percent of the replacement plants shall be chosen from the natural woodland buffer plantings list included as appendix D.
- (b) Replacement plants shall have spatial and compositional diversity that replicates a natural woodland buffer.
- (c) Replacement and remaining trees shall comprise at least 50 percent of the basal area that existed prior to cutting.
- (d) Replacement trees shall be placed no further apart than 10 feet on center.
- (e) There shall be no changes to surface drainage unless a sediment and erosion control plan is submitted and approved. The sediment and erosion control plan shall be submitted with the restoration plan and shall meet the requirements specified in Env-Ws 415.

Env-Ws 1403.03 Opening for Building Construction.

- (a) Subject to (b) below, the opening for building construction shall be measured on the horizontal plane as the area extending 25 feet from access roads, driveways and other impervious surfaces, septic systems and all structures except accessory structures.
- (b) Between the primary building line and the reference line, the opening shall be measured on the horizontal plane as the area extending 15 feet from access roads, driveways and other impervious surfaces, septic systems and all structures except accessory structures .
- (c) The opening for construction of an accessory structure shall be measured as the area extending 10 feet outward from the footprint of the accessory structure.
- (d) The property owner shall stake the building(s) footprint(s) in the field.

Env-Ws 1403.04 Trees Outside Building Construction Opening.

- (a) Any tree located outside the opening for building construction shall be counted in the basal

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• area percentage limitation calculations, subject to RSA 483-B:9, V(a)(2)(D).

(b) For purposes of determining compliance with RSA 483-B:9, V(a)(2)(A), only those areas outside the opening for building construction shall be considered.

**Part Env-ws 1404 Erosion And Sedimentation**

Env-Ws 1404.01 Compliance. Pursuant to RSA 483-B:9, V(c), construction, earth moving or other significant alteration of the characteristics of the terrain within the protected shoreland shall comply with RSA 485-A:17 and Env-Ws 415.

**Part Env-ws 1405 Placement And Size Of accessory Structures**

Env-Ws 1405.01 Applicability. Requirements of this part shall apply to accessory structures located between the reference line and the primary building line, including but not limited to storage sheds, wells, pump houses and gazebos.

Env-Ws 1405.02 Construction. Accessory structures shall be:

- (a) Constructed only if allowed by local zoning; and
- (b) Constructed in accordance with the local building code.

Env-Ws 1405.03 Status. Accessory structures shall:

- (a) Not exceed 20 feet in height; and
- (b) Have a footprint no larger than 150 square feet.

Env-Ws 1405.04 Setback.

(a) Subject to (b) below, all accessory structures built after the effective date of these rules shall be set back at least 20 feet from the reference line.

(b) The minimum 20-foot setback shall not apply to structures that require direct access to the water as an operational necessity, including but not limited to piers, docks, boathouses, retaining walls, pump houses, wells and other functionally water-dependent structures.

Env-Ws 1405.05 Placement. No accessory structure shall be built on land having greater than 25% slope.

**Part Env-ws 1406 Nonconforming Structures**

Env-Ws 1406.01 Replacement of Nonconforming Primary Buildings Damaged by Accidental Means. Any nonconforming structure damaged by accidental means shall be rebuilt, repaired or removed within one year of the date of the accident.

Env-Ws 1406.02 Replacement of Nonconforming Primary Buildings Other Than Those Damaged By Accidental Means. The replacement of any nonconforming primary structure shall be at least as far back as the primary building line.





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Env-Ws 1406.03 Decks and Porches of Nonconforming Structures. Decks and porches located between the primary building line and the reference line shall not be converted to become part of the primary living space.

**Part Env-ws 1407 Variance From The Minimum Standards**

Env-Ws 1407.01 Information required for a variance request. Each applicant for a variance under RSA 483-B:9, V(g) shall provide the following information on a form obtained from the department:

- (a) Name of landowner;
- (b) Mailing address of landowner;
- (c) Location of subject parcel and tax map number;
- (d) Description of the lot with sketch showing surface waters and the reference line;
- (e) A specific reference to the chapter or rules for which a variance is being sought;
- (f) A full explanation of the development for which a variance is sought;
- (g) Pursuant to RSA 483-B:9, V(g), the reason for requesting a variance based on the criteria which govern the grant of a variance by a zoning board of adjustment under RSA 674:33, I(b); and
- (h) Evidence that the criteria specified in (g) above have been met. Env-Ws 1407.03 Local Notification. Each applicant for a variance shall submit a copy of the information required by Env-Ws 1407.02 to the local governing body, at the time of submittal to the department.

Env-Ws 1407.04 Findings. The department shall approve a request for variance upon finding that the proposal is adequate to ensure that the intent of RSA 483-B is met and that the criteria for granting a variance under RSA 674:33 have been met.

Env-Ws 1407.05 Reason for Denial. No variance shall be granted which, in the judgement of the department, contravenes the intent of RSA 483-B or any rule.

**Part Env-ws 1408 Urbanized Shoreland Exemption**

Env-Ws 1408.01 Exemption. Pursuant to RSA 483-B:12(I), the governing body of a municipality may, in its discretion, request the commissioner to exempt all or a portion of the protected shoreland within its boundaries from the provisions of this chapter if the governing body finds that special local urbanization conditions exist in the protected shoreland for which the exemption is sought.

Env-Ws 1408.02 Evidence.

- (a) Pursuant to RSA 483-B:12(II), the municipality shall present evidence of existing and historical patterns of building and development in the protected shoreland, which shall address

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the following:

- (1) Current and past building density;
  - (2) Current commercial or industrial uses;
  - (3) Municipal or other public utilities; and
  - (4) Current municipal land use regulations which affect the protected shoreland.
- (b) The municipality shall also provide:
- (1) The number of structures in sight from the waterbody;
  - (2) Density allowed under current local zoning ordinances;
  - (3) Extent of non-residential land use currently existing; and
  - (4) If available, a recent aerial photograph of the area.

Env-Ws 1408.03 Delivery. The applicant shall send the evidence directly to the office of state planning with a copy to the commissioner.

Env Ws 1408.04 Time Frames for Decisions.

- (a) Provided the office of state planning notifies the applicant in writing of the reasons for the extension, the office of state planning may take up to an additional 30 working days to perform the review.
- (c) The commissioner shall approve the request if the evidence required in Env-Ws 1408 shows that the municipality has existing and historical patterns of building and development in the protected shoreland.
- (d) The commissioner shall issue findings in support of the decision within 30 working days from receipt of the recommendation.

**Part Env-ws 1409 Shoreland Protection Certification**

Env-Ws 1409.01 Other Department Permits.

- (a) Pursuant to RSA 483-B:6, any person applying for any of the following permits shall submit the certification application as specified in (b):
  - (1) Wetlands permit pursuant to RSA 482-A.
  - (2) Individual sewage disposal system pursuant to RSA 485-A:29.
  - (3) Subdivision permit pursuant to RSA 485-A:29.
  - (4) Alteration of terrain permit pursuant to RSA 485-A:17.
- (b) Applicants for any permit listed in (a) above shall, at the time of filing the permit application, also provide the following information on a form obtained from the department:

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- (1) Name of agent or applicant;
  - (2) Town in which the project is proposed;
  - (3) The tax map, block, and lot number;
  - (4) Subdivision name; and
  - (5) The answers to the following questions:
    - A. "Will the project for which a permit is hereby requested involve construction, land clearing, or other development within the protected shoreland as defined by RSA 483-B: 4, XV? Answer yes or no.";
    - B. "If the project involves construction, land clearing, or other development within the protected shoreland, will it meet or exceed the development standards of RSA 483-B? Answer yes or not applicable."; and
  - (6) "If the answer to b. above is "not applicable", state why."
- (c) The applicant shall agree to and sign the following: "As owner or agent for the owner of the subject property, by my signature below I certify that: My responses to questions above are correct to the best of my knowledge. I am familiar with the requirements of RSA 483-B and have knowledge of the development activities which will be undertaken. The plans and other information submitted with this permit application provide a complete description of the project and demonstrate how compliance will be accomplished. I understand that false information given in this certification may result in revocation of any permit granted by the department of environmental services as a result of this application. I also understand that RSA 483-B:18 provides that violations subject the responsible party to remediation or restoration of the land affected, fines up to \$20,000 for each day of continuing violation, imprisonment and other penalties."

**Administrative Rule Changes to Part Env-Ws 1002:**

Env-Ws 1002.28 "Natural woodland buffer" means "natural woodland buffer" as defined by RSA 483-B:4, XI.

Env-Ws 1002.31 "Primary building line" means "primary building line" as defined in RSA 483-B:9, II(b).

Env-Ws 1002.32 "Protected shoreland" means "protected shoreland" as defined by RSA 483-B: 4, XV.

Env-Ws 1002.35 "Reference line" means "reference line" as defined by RSA 483-B:4, XVII.

Env-Ws 1002.36 "Restrictive layer" means a soil horizon that restricts the downward flow of water and is uncharacteristic of the soil layers above and below, such as a layer of soil with a consistence of firm or very firm, cemented horizons, or stratified layers of silt, loam or clay within the soil profile.

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Shoreland Protection Administrative Rules  
Part Env-Ws 1400

Env-Ws 1002.39 "Shoreland frontage" means the average of the distances of the actual natural shoreline footage and a straight line drawn between property lines.

**Administrative Rule Changes to Part Env-Ws 1003.04:**

- (r) If the lot is within the protected shoreland, the following additional information :
- (1) Length of shoreland frontage, if the development is residential;
  - (2) Lot width, if the development is commercial; and
  - (3) The topography of an area equal to or greater than the lot size determined by Env-Ws 1005.02 for each lot.

**Administrative Rule Changes to Part Env-Ws 1003.05:**

- (ae) If the lot is within the protected shoreland the following additional information :
- (1) The reference line;
  - (2) The primary building line;
  - (3) Distance and location of nearest surface waters in relation to disposal system unless the nearest surface waters is greater than 125 feet away; and
  - (4) A designation on the plan of the limits of the natural woodland buffer.

**Chapter Env-c 611 Fines Relating To Development Within The Protected Shoreland**

Statutory Authority: RSA 483-B:17

**Env-C 611.01 Definitions.**

Any term used in these rules shall have the same meaning as in the law or rule to which the fine relates.

**Env-C 611.02 Water Quality Violations.**

Determination of a water quality violation shall be done in accordance with Env-Ws 430.

**Env-C 611.03 Fines Relating to Salt Storage Yards, Auto Junk Yards and Solid or Hazardous Waste facilities.**

For violations relating to RSA 483-B:9 regarding salt storage yards, auto junk yards, and solid or hazardous waste facilities, the fine shall be \$2,000 if not resulting in water quality violations and \$2,500 if resulting in water quality violations.

**Env-C 611.04 Fines Relating to Construction of Primary Structures.**

- (a) For violations relating to construction of a primary structure between the reference line and the primary building line, the fine shall be \$3,000.

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Shoreland Protection Administrative Rules  
Part Env-Ws 1400

(b) For violations relating to construction of an addition that extends the structure closer to the public waters, except the addition of an open deck or porch up to a maximum of 12 feet towards the reference line pursuant to RSA 483-B:11, II, the fine shall be \$2000.

(c) For violations relating to the enclosure of an open deck or porch, located between the reference line and the primary building line, the fine shall be \$2000.

Env-C 611.05 Fines Relating to Fertilizer Use Within the Protected Shoreland.

For use of fertilizers not in accordance with RSA 483-B, the fine shall be \$500 if not resulting in water quality violations and \$1000 if resulting in water quality violations.

Env-C 611.06 Fines Relating to the Natural Woodland Buffer.

(a) For building construction of an accessory structure in the natural woodland buffer zone not in accordance with Env-Ws 1400, the fine shall be \$2,000.

(b) For each stump removed within 50 feet of the reference line, the fine shall be \$1,000 if not resulting in water quality violations and \$1,500 if resulting in water quality violations.

(c) For failure to maintain a well-distributed stand within the 150 foot natural woodland buffer zone the fine shall be \$4,000 if not resulting in water quality violations and \$4,500 if resulting in water quality violations.

(d) For failure to maintain a 50% basal area within the 150 foot natural woodland buffer zone the fine shall be \$4,000 if not resulting in water quality violations and \$4,500 if resulting in water quality violations.

Env-C 611.07 Fines Relating to Failure to Comply With An Order.

For failing to comply with a department order, the fine shall be \$2,000.

Env-C 611.08 Failure to Pay Fines.

For failure to pay a fine imposed in accordance with these rules, the fine shall be 10% of the amount of the originally-imposed fine per month or portion thereof for any part of an unpaid fine. Fines for failure to pay a fine shall be imposed in accordance with these rules.

Env-C 603.02 Fines Relating to Alteration of Terrain.

For violations relating to RSA 485-A:17, Env-Ws 415, RSA 483-B, and Env-Ws 1400 regarding alteration of terrain, the amount of the administrative fine shall be as follows:

(g) For construction, earth moving or other activities resulting in the significant alteration of 50,000 sq. ft. or greater of the terrain within the protected shoreland without a permit:

(1) \$3,000 if the activities have not caused a water quality violation; and

(2) \$3,500 if the activities have caused a water quality violation;

(h) For construction, earth moving or other activities within the protected shoreland for which

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Shoreland Protection Administrative Rules  
Part Env-Ws 1400

a permit has been obtained but which is not in conformance with the conditions of the permit:

- (1) \$2,000 if the activities have not caused a water quality violation; and
- (2) \$2,500 if the activities have caused a water quality violation;
- (i) Failure to design and construct new structures to prevent erosion of exposed soils:
  - (1) \$1,000 if the activities have not caused a water quality violation; and
  - (2) \$1,500 if the activities have caused a water quality violation.

Env-C 604.01 Fines Relating to Subdivisions.

For violations of RSA 485-A [and], Env-Ws 1000, RSA 483-B, and Env-Ws 1400 relating to subdivisions, the amount of the administrative fine shall be as follows:

- (e) For commencing road construction on, clearing vegetation from, placing fill on or otherwise altering a parcel of land within the protected shoreland for which plans are required to be submitted pursuant to RSA 483-B:9 prior to obtaining approval of the subdivision plan, \$2,000.

Env-C 604.02 Fines Relating to Septic Systems.

For violations of RSA 485-A, Env-Ws 1000, RSA 483-B:9, and Env-Ws 1400 relating to septic systems, the amount of the administrative fine shall be as follows:

- (r) For failure to meet the required setback requirements for all new leaching portions of new septic systems, \$2,000.

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Shoreland Protection  
Environmental  
Fact Sheet

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SP-6

1997

Minimum Shoreland Protection Standards, RSA 483-B

**LIMITS WITHIN THE PROTECTED SHORELAND**

250 ft

Prohibited Uses (RSA 483-B:9, II)

- Establishment/expansion of salt storage yards, auto junk yards, solid waste & hazardous waste facilities.
- Use low phosphate, slow release nitrogen fertilizer from 250 feet to 25 feet.

**Uses Requiring State Permits**

- Public water supply facilities (RSA 483-B:9, III)
- Public water & sewage treatment facilities (RSA 483-B:9, IV)
- Public utility lines (RSA 483-B:9, IV-b)
- Existing solid waste facilities (RSA 483-B:9, IV-c)
- All activities regulated by the DES Wetlands Bureau per RSA 482-A (RSA 483-B:9, II(c))

**Other Restricted Uses**

- All new lots, including those in excess of 5 acres, are subject to subdivision approval by DES. (RSA 483-B:9, V(b)(1))
- Setback requirements for all new septic systems are determined by soil characteristics. (RSA 483-B:9, V(b)(2))
- Minimum lot size in areas dependent on septic systems determined by soil type. (RSA 483-B:9, V(e)(1))
- Alteration of Terrain Permit standards reduced from 100,000 square feet to 50,000 square feet. (RSA 483-B:6, I(d))
- Total number of residential units in areas dependent on on-site sewage & septic systems, not to exceed 1 unit per 150 feet of shoreland frontage. (RSA 483-B:9, V(e)(2))

**NATURAL WOODLAND BUFFER RESTRICTIONS (RSA 483-B:9, V(a))**

150 ft

- Where existing, a natural woodland buffer must be maintained.
- Tree cutting limited to 50% of the basal area of trees, and 50% of the total number of saplings in a 20 year period. A healthy, well-distributed stand of trees, saplings, shrubs, and ground covers must be maintained.
- Stumps and their root systems must remain intact in the ground within 50 feet of the reference line.
- The opening for building construction is limited to 25 feet outward from the building, septic system, and driveway.
- The opening for accessory structures is limited to 10 feet outward from the footprint.

**NEW SEPTIC SYSTEM LEACHFIELD SETBACKS (RSA 483-B:9, V(b)(2))**

- 125 feet where soil down gradient of leachfield is porous sand & gravel.
- 100 feet where soil maps indicate presence of soils with restrictive layers within 18 inches of natural soil surface.
- 75 feet where soil map indicates presence of all other soil types.
- 75 feet minimum setback from rivers.

125 ft

100 ft

75 ft

**PRIMARY BUILDING LINE\***

- Primary structure setback 50 feet from the reference line. (RSA 483-B:9, II(B))
- Fertilizer use is prohibited within 25 feet of reference line. (RSA 483-B:9, II(d))
- Accessory structure setback 20 feet from the reference line. (EnvWs 1405.04)

50 ft

25 ft

20 ft

8

Remained on  
11/6/02 - Table pending  
info from Intown.  
1/14/03 - Remained on  
table  
6/2/03 - " "  
10/14/03 - " "  
1/20/04 - " "  
8/17/04 - " "

To the Board of Mayor and Aldermen of the City of Manchester:

Gentlemen:

The Committee on Administration/Information Systems respectfully advises, after due and careful consideration, that it has approved Ordinances:

"Amending the Code of Ordinances of the City of Manchester by creating a new section within Chapter 111: Amusements establishing regulations for noise activities conducted in outdoor concert venues throughout the city and inserting new penalties in Section 111.99: Penalty to enforce these regulations."

as enclosed herein; and recommends that same be referred to the Committee on

Accounts, Enrollment & Revenue Administration and the Committee on Bills on Second

Reading for technical review.

Respectfully submitted,

  
Clerk of Committee

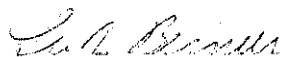
At a meeting of the Board of Mayor and Aldermen

held July 16 2002 on a motion of Ald. Gatsas

duly seconded by Ald. O'Neil the report

of the Committee was accepted and its recommendation is

(adopted) ~~(denied)~~

  
City Clerk

# City of Manchester New Hampshire

*In the year Two Thousand and Two*

## AN ORDINANCE

"Amending the Code of Ordinances of the City of Manchester by creating a new section within Chapter 111: Amusements establishing regulations for noise activities conducted in outdoor concert venues throughout the city and inserting new penalties in Section 111.99: Penalty to enforce these regulations."

Page 1 of 7

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

- I. Amend the Code of Ordinances by deleting §§ 111.65 through 111.70: Dances; Dance Halls; Assembly in its entirety and inserting new §§ 111.65 through 111.73: Dances; Dance Halls; Assembly. New language to the sections appear in **bold (bold)**. Previous language from the sections that remain unchanged appear in regular type.

### DANCES; DANCE HALLS; ASSEMBLY

#### § 111.65 DEFINITIONS.

For the purpose of this subchapter, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**A-WEIGHTED SOUND PRESSURE.** The sound pressure level as measured with a sound level meter using the A-weighting network. The standard notation is dB(A) or dBA.

**DANCE HALL.** Any location, other than a food-service establishment as defined by § 117.01 of this title, which permits or permits to occur, dancing. This definition shall not include a public or private school licensed by the state or the city for the purpose of conducting regular dancing classes or dance courses of study as its regular and recurrent business activity.

**DECIBEL.** A logarithmic unit of measure often used to measure magnitudes of sound. The symbol is dB.

**ENTERTAINMENT PLACE OF ASSEMBLY.** A room or space in which provision is made for the occupancy or assembly of 100 or more persons for entertainment purposes. For the purpose of this definition such room or space shall include any occupied connecting rooms, space, or area on the same level or in the same story, or in a story or storied above or below, where entrance is common to the rooms, space, or areas. An entertainment place of assembly shall be classified in either two classifications, Class I or Class II. A Class I entertainment place of assembly shall apply to non-profit organizations that do not receive exemptions pursuant to § 110.08(C) of this Code. Class II entertainment places of assembly shall include all other applicants.

# City of Manchester New Hampshire

*In the year Two Thousand and Two*

## AN ORDINANCE

"Amending the Code of Ordinances of the City of Manchester by creating a new section within Chapter 111: Amusements establishing regulations for noise activities conducted in outdoor concert venues throughout the city and inserting new penalties in Section 111.99: Penalty to enforce these regulations."

Page 2 of 7

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

**NOISE.** Any sound that exceeds the standards set forth in this chapter, annoys or disturbs a reasonable person of normal sensibilities, or causes or tends to cause any adverse psychological or physiological effect on humans.

**SOUND.** An oscillation in pressure, stress, particle displacement and particle velocity which induces auditory sensation.

**SOUND LEVEL METER.** An apparatus for the measurement of sound levels. The sound level meter shall be of a design and have the characteristics of a Type 2 or better instrument as established by the American National Standards Institute.

### § 111.66 LICENSE REQUIRED.

(A) No person shall own or operate a dance hall or entertainment place of assembly within the city unless a license shall first be obtained from the City Clerk.

(B) No person shall conduct or allow to be conducted any entertainment or public dancing which is an isolated or occasional event, and which is not part of the regular and recurrent business activity of the owner or operator of the room or space within the city unless a license shall first be obtained from the City Clerk.

(C) (1) Notwithstanding any other licensing ordinance, a duly licensed Class I and Class II restaurant in the city may allow dancing and entertainment upon obtaining an annual restaurant dance and entertainment license from the city.

(2) The application for a restaurant dance and entertainment license shall be made to the City Clerk upon forms to be determined by the City Clerk, the licensee shall be liable for any applicable police officer's fee and the license shall expire annually on April 30.

Penalty, see § 111.99

#### *Cross-reference:*

Business license fees, see § 110.20

# City of Manchester New Hampshire

*In the year Two Thousand and Two*

## AN ORDINANCE

"Amending the Code of Ordinances of the City of Manchester by creating a new section within Chapter 111: Amusements establishing regulations for noise activities conducted in outdoor concert venues throughout the city and inserting new penalties in Section 111.99: Penalty to enforce these regulations."

Page 3 of 7

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

### § 111.67 POLICE ATTENDANCE AT FUNCTION.

When it is determined after investigation by the Chief of Police to be necessary to preserve order, protect the health, safety, and welfare of the citizens of the city, or to help avoid traffic-related problems, public disturbance, or public nuisance, all establishments required to be licensed under this subchapter shall be required to hire an off-duty police officer or officers during those hours the Chief of Police deems appropriate. The Chief of Police may suspend the requirement after investigation as he deems appropriate, but his requirement may be reinstated following receipt of complaints and investigation by the Chief of Police.

### § 111.68 MINORS TO BE ACCOMPANIED BY PARENT OR GUARDIAN.

Minors under the age of 17 years shall not be admitted to a dance hall unless accompanied by parent or guardian or under the supervision of school authorities.  
Penalty, see § 111.99

### § 111.69 RESTRICTED AREAS AT DANCES.

No person attending a public dance shall enter any room designated for the use of the opposite sex.  
Penalty, see § 111.99

### § 111.70 CURFEW AT DANCES.

(A) No public dancing shall be permitted between the hours of 2:00 a.m. and 2:00 p.m. on Sunday, 1:00 a.m. and 12:00 p.m. on Monday, or 2:00 a.m. and 12:00 p.m. Tuesday, Wednesday, Thursday, Friday, and Saturday.

(B) No exhibit of natural or artificial curiosities, theatrical performances, or other shows shall be permitted between the hours of 2:00 a.m. and 9:00 a.m. on Sunday, 1:00 a.m. and 9:00 a.m. on Monday, or 2:00 a.m. and 9:00 a.m. Tuesday, Wednesday, Thursday, Friday, and Saturday.  
Penalty, see § 111.99

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# City of Manchester New Hampshire

*In the year Two Thousand and Two*

## AN ORDINANCE

"Amending the Code of Ordinances of the City of Manchester by creating a new section within Chapter 111: Amusements establishing regulations for noise activities conducted in outdoor concert venues throughout the city and inserting new penalties in Section 111.99: Penalty to enforce these regulations."

Page 4 of 7

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

### § 111.71 NOISE ACTIVITIES; PURPOSE.

The purpose of this section is to establish standards that will eliminate and reduce unnecessary noise at outdoor venues throughout the city which may be physically harmful or otherwise detrimental to individuals and the community in the enjoyment of life, property and the conduct of business.

(A) No person shall conduct an event that involves the amplification of sound or speech above sixty (60) dB(A) for the purpose of presenting a musical selection, show, performance or concert at an outdoor venue within the limits of the city of Manchester without obtaining a noise permit issued by the Office of the City Clerk.

(B) The following general guidelines shall apply to the issuance of a noise permit. These guidelines are not all inclusive as other criteria may be established that is reasonable and prudent to protect the public or limit the anticipated detrimental impact of the events noise upon the community:

(1) All outdoor venues shall have a curfew of 10:00 p.m. Any event which exceeds this curfew shall be assessed the penalty identified in §111.99(C)(4) for each fifteen (15) minute period beyond this curfew.

(2) The Office of the City Clerk shall not grant a permit to conduct noise at level greater than 100dB(A) to be measured one hundred feet (100') from the noise source.

(3) Any sound board or mix position present at an event shall be placed at one hundred feet (100') from the noise source.

(4) The Office of the City Clerk may require any applicant to be monitored for sound levels to ensure compliance with this chapter. Monitoring may be conducted by a representative of the City or an independent third party using an appropriate sound level meter. In the event of third party monitoring, all expenses associated with the sound monitoring shall be assumed by the applicant.

(5) In granting a license, the Office of the City Clerk may impose additional conditions or stipulations it deems necessary and proper to preserve the intent of this chapter.

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# City of Manchester New Hampshire

*In the year Two Thousand and Two*

## AN ORDINANCE

"Amending the Code of Ordinances of the City of Manchester by creating a new section within Chapter 111: Amusements establishing regulations for noise activities conducted in outdoor concert venues throughout the city and inserting new penalties in Section 111.99: Penalty to enforce these regulations.

Page 5 of 7

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

(6) Should an application for a noise permit be denied, the applicant can appeal the decision to the Committee on Administration/Information Systems of the Board of Mayor and Aldermen.

### § 111.72 PERMIT FEES.

Each application for a noise permit shall include an application fee of two hundred dollars (\$200.00) cash, money order or bank check made payable to the City of Manchester.

### § 111.73 PROHIBITED CONDUCT.

The following conduct is prohibited:

(A) Provide any false or inaccurate information to any City board, committee, commission or any employee of the City of Manchester, in an attempt to deceive or otherwise avoid compliance with this ordinance.

(B) Hinder, obstruct, delay, resist, interfere, or attempt to interfere with any authorized persons while in the performance of their duties under this ordinance.

(C) Emit or cause to be emitted any noise which exceeds the established limits in §111.71(B)(2) of this chapter.

(D) Violate any subsection of §111.71 of this chapter.

(E) Conduct an event that involves the amplification of sound or speech above sixty (60) dBA for the purpose of presenting a musical selection, show, performance

# City of Manchester New Hampshire

*In the year Two Thousand and Two*

## AN ORDINANCE

"Amending the Code of Ordinances of the City of Manchester by creating a new section within Chapter 111: Amusements establishing regulations for noise activities conducted in outdoor concert venues throughout the city and inserting new penalties in Section 111.99: Penalty to enforce these regulations."

Page 6 of 7

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

or concert at an outdoor venue in the city of Manchester without obtaining a license from the Office of the City Clerk pursuant to § 111.71(A).

- II. Amend the Code of Ordinances by deleting language within §111.99: Penalty as stricken (-----) and inserting new language as bolded (**bold**). Portions of §111.99: Penalty that remain unchanged appear in regular type.

### § 111.99 PENALTY.

(A) Any person who shall fail to comply with any of the provisions of this chapter or who shall violate any of the provisions set forth herein, **unless a penalty is specified elsewhere**, shall be subject to the penalties as set forth in § 10.99 of this code of ordinances.

(B) (1) Any person who commits an act prohibited or made unlawful by §§ 111.40 through ~~111.55~~ **111.73** of this chapter or fails to perform any act required by such subchapter shall be guilty of a violation. Each act of violation, **or in the case of continuous violation**, every day upon which any such violation shall occur shall constitute a separate offense. In addition, if the court finds for the city, the city shall recover its costs of suit including reasonable experts' fees, attorney fees, and necessary investigative costs. Parties held responsible for violations of §§ 111.40 through ~~111.55~~ **111.73** shall include corporate officers, partners, or owners as identified on the business license application or as may be otherwise identified by the ~~Police Department~~ City as a result of any related investigation.

(2) The Police Department is hereby authorized to seize any amusement device located within the city in contravention of any of the provisions of §§ 111.40 through 111.55. Upon such seizure the Police Department shall notify the owner of the seized devices, or the person in whose place of business the amusement device was placed, of such seizure and the reason therefor. The Police Department shall hold any such seized devices for a period of not less than ten days from the date of the required notification to the owner or operator of the premises. During this period the owner or operator may redeem any such machine by correcting the violation of this division which led to such seizure. Any amusement devices which are so seized and which are not redeemed within the ten-day period described in this division (B)(2) shall become the property of the city. Costs for transportation and storage charges will be billed to the

# City of Manchester New Hampshire

*In the year Two Thousand and Two*

## AN ORDINANCE

"Amending the Code of Ordinances of the City of Manchester by creating a new section within Chapter 111: Amusements establishing regulations for noise activities conducted in outdoor concert venues throughout the city and inserting new penalties in Section 111.99: Penalty to enforce these regulations."

Page 7 of 7

BE IT ORDAINED, By the Board of Mayor and Aldermen of the City of Manchester, as follows:

owner of any amusement devices seized and must be paid before the release of the devices from city storage. The city will be held harmless for any damage occurring during the act of confiscation, transportation, and storage of each device.

(C) Violations of § 111.73 Prohibited Conduct shall follow the penalty schedule below:

**(1) FIRST OFFENSE:**

The licensee or his representative shall be informed of the noise ordinance and corrective measures to achieve compliance. This shall constitute an official warning and should be accomplished in writing if possible.

**(2) SECOND OFFENSE:**

A citation shall be issued to the licensee or his representative in the amount of two hundred and fifty dollars (\$250.00).

**(3) THIRD OFFENSE:**

A citation shall be issued to the licensee or his representative in the amount of five hundred dollars (\$500.00).

**(4) FOURTH AND SUBSEQUENT OFFENSES:**

A citation shall be issued to the licensee or his representative in the amount of one thousand dollars (\$1000.00).

III. These ordinances shall take effect upon passage.

1000  
5-24-04 Tabled  
8-17-04 " "

**To the Board of Mayor and Aldermen of the City of Manchester:**

The Committee on Administration/Information Systems, respectfully recommends, after due and careful consideration, that the Board of Aldermen set the Mayor's base salary at \$85,000.00 per year effective January 2006 and that each year that a mayor provides continuous service the salary for such position shall be increased in accordance with the Consumer Price Index (CPI). At any time a person initiates a term of office, or is appointed to complete an unexpired term of office, for the position of mayor the salary shall initiate at the base salary of \$85,000.00.

The Committee further recommends that such provisions of salary for the mayor be forwarded to the voters as a non-binding referendum question.

April 6, 2004.

In Board of Mayor and Aldermen.

On motion of Alderman Roy, duly seconded by alderman Forest, it was voted to refer to the Committee on Bills on Second Reading.

Respectfully submitted,

*L. R. Bernier*

Clerk of Committee

*L. R. Bernier*  
\_\_\_\_\_  
City Clerk



**City of Manchester  
Office of the City Solicitor**

One City Hall Plaza  
Manchester, New Hampshire 03101  
(603) 624-6523 Fax (603) 624-6528  
TTY: 1-800-735-2964  
Email: [solicitor@ci.manchester.nh.us](mailto:solicitor@ci.manchester.nh.us)

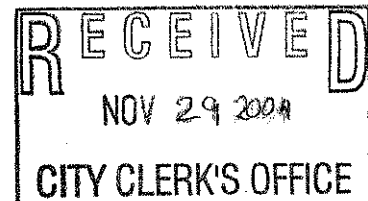
Thomas R. Clark  
City Solicitor

Thomas I. Arnold, III  
Deputy City Solicitor

Daniel D. Muller, Jr.  
Kenneth R. Bernard  
Michele A. Battaglia  
Marc van Zanten

November 29, 2004

Committee on Administration/Information Systems  
c/o Leo Bernier, Clerk  
One City Hall Plaza  
Manchester, New Hampshire 03101



**RE: Mayor's Salary**

Gentlemen:

As you may recall the Committee on Administration voted to recommend that the Mayor's base salary be \$85,000.00 and that for each year of continuous service the base salary be increased in accordance with the Consumer Price Index.

I have attached a proposed ordinance that I believe will implement the Committee's intent. Due to Manchester City Charter §8.04(b) the proposed ordinance provides that the Mayor's salary will be adjusted by any increase in the Consumer Price Index in December of the second year of the Mayor's term. Any increase in the Mayor's salary would be paid upon his re-election to a continuous and consecutive term of office.

I will be in attendance at the next meeting of the committee should there be any questions.

Very truly yours,

Thomas I. Arnold, III  
Deputy City Solicitor

TIA/hms

enclosure  
p.c. Mayor Baines

10

Enacting a new § 30.12 Salary of the Mayor  
To the Code of Ordinances

**§ 30.12 Salary of the Mayor**

The base salary of the mayor shall be \$85,000.00 per annum. In December of the second year of the mayor's term of office, and in December of the second year of each continuous and consecutive term to which the incumbent mayor is re-elected, the salary of the mayor shall be increased by the same percentage as the increase in the Consumer Price Index for all Urban Consumers (CPI - U), Seasonally Adjusted, All Items (1982-84=100), compiled by the Bureau of Labor Statistics, United State Department of Labor. The percentage change shall be calculated by using the index last published prior to the mayor election to his initial or successive term of office whichever is more recent. The said adjusted increase in the mayor's salary shall not be paid until January of the following year after the mayor is inaugurated to his new term of office. Should the incumbent mayor not run for, or be elected to, a new and consecutive term of office the new mayor's base salary shall be \$85,000.00 to be adjusted for consecutive successive terms as set forth above.

8/17/04 -  
Handout -  
Added to have  
Police, Solicitor,  
City Clerk &  
Eric Sawyer meet  
to combine current  
noise ordinance &  
draft revision &  
bring back  
to Committee.

"Amending the Code of Ordinances of the City of Manchester by repealing Chapter 94: Noise Regulations in its entirety and inserting a new Chapter 94: Noise Regulations."

## Chapter 94: Noise Regulations

### Section

#### *General Provisions*

- 94.01 Purpose
- 94.02 Scope
- 94.03 Definitions
- 94.04 Enforcement
- 94.05 Measurements
- 94.06 Submission of Fees

#### *Minimum Standards*

- 94.10 Noise Levels
- 94.11 Exemptions
- 94.20 Motor Vehicles

#### *License Requirements*

- 94.30 Noise Activities; Permit Required
- 92.31 Permit Fees

### *Administration and Enforcement*

- 94.40 Noise Variance Board
- 94.41 Application Fees
- 94.42 Application Procedures
- 94.43 Prohibited Conduct
- 94.44 Penalties

#### *Statutory reference:*

*Authority of city to regulate noise, see R.S.A. 47:17 II & XV.*

## **GENERAL PROVISIONS**

### **§ 94.01 PURPOSE.**

It is the policy of the Board of Mayor and Aldermen of the City of Manchester to protect, preserve and promote the health, safety, welfare, peace and quiet of the citizens of Manchester through the reduction, control and prevention of noise. It is the intent of this ordinance to establish standards that will eliminate and reduce unnecessary environmental noise throughout the community which may be physically harmful or otherwise detrimental to individuals and the community in the enjoyment of life, property and the conduct of business.

### **§ 94.02 SCOPE.**

This ordinance shall only apply to noise originating within the city limits of the City of Manchester, NH that is traveling in the atmosphere or environment. This ordinance shall apply to all bodies of water within the city limits of the City of Manchester, irrespectively if they flow through or are contained partially or entirely within the city limits.

### **§ 94.03 DEFINITIONS.**

For the purpose of this title, the following definitions shall apply unless the context clearly indicates or requires a different meaning.

**AMBIENT SOUND LEVEL.** The A-weighted sound level of all sound associated with a given environment, exceeded ninety percent (90%) of the time measured and being a composite of sounds from many sources during the period of observation while the sound from the noise source of interest is not present.

**ANSI.** The American National Standards Institute.

**ANSI S SERIES STANDARDS.** Those ANSI standards relevant to sound, acoustics, shock, vibration and bioacoustics.

**A-WEIGHTED SOUND PRESSURE.** The sound pressure level as measured with a sound level meter using the A-weighting network. The standard notation is dB(A) or dBA.



**COMMERCIAL POWER EQUIPMENT.** Any equipment or device rated at more than five horsepower and used for building repairs or property maintenance excluding snow removal equipment.

**COMMERCIAL PREMISES.** Any land parcel with buildings where the use of less than fifty percent (50%) of the gross floor area meets the definition of residential premises. Includes locations of various scale operating as retail, automotive use, restaurant, governmental, financial, entertainment and cultural and shopping centers as identified pursuant to the Manchester Zoning Ordinance.

**CONSTRUCTION EQUIPMENT.** Any device or mechanical apparatus operated by fuel, electric, or pneumatic power in the excavation, construction, repair, or demolition of any building, structure, land parcel, street, alley, waterway, or appurtenance thereto.

**DECIBEL.** A logarithmic unit of measure often used in measuring magnitudes of sound. The symbol is dB.

**DOMESTIC POWER EQUIPMENT.** Any equipment or device rated at five (5) horsepower or less and used for building repairs or grounds maintenance excluding snow removal equipment.

**EMERGENCY VEHICLE.** An authorized motor vehicle that has sound warning devices such as whistles, sirens and bells which can lawfully be used when responding to an emergency, during a police activity or which is required by state or federal regulations (i.e., reverse alarms).

**EMERGENCY WORK.** An activity made necessary to restore property to a safe condition following a public calamity or work required to protect persons or property from exposure to imminent danger. It includes work by private or public entities for providing or restoring immediately necessary service as well as all situations deemed necessary by the city.

**EMERGENCY POWER GENERATOR.** The equipment used to generate electrical power in the event of an interruption, malfunction or failure of the electrical power supplied by the service provider.

**GROSS FLOOR AREA.** The floor area within the inside perimeter of the exterior walls of the building under consideration, exclusive of vent shafts and courts, without deduction for corridors, stairways, closets, the thickness of interior walls, columns or other features. The floor area of a building or portion thereof, not provided with surrounding exterior walls shall be the usable area under the horizontal projection of the roof or floor above.

**INDUSTRIAL PREMISES.** Any premise where the production of goods, materials or knowledge takes place. May include locations for manufacturing, warehousing, research and development, distribution or other selected offices as identified pursuant to the Manchester Zoning Ordinance.

**MOTOR VEHICLE.** Any vehicle that is self-propelled, used primarily for transporting persons or property upon public roadways and required to be licensed according to motor vehicle registration laws. The term motor vehicle shall not include: aircraft, watercraft, motor vehicles

operated on private property for recreational or amusement purposes, vehicles used exclusively on stationary rails, or specialized utility vehicles normally used only on private property in the daily course of business such as forklifts, and pallet movers.

**NOISE.** Any sound that exceeds the standards set forth in this chapter, annoys or disturbs a reasonable person of normal sensibilities, or causes or tends to cause any adverse psychological or physiological effect on humans.

**NOISE VARIANCE.** Specific relief from the terms of this chapter as granted by the Noise Variance Board.

**PERSON.** An individual, corporation, partnership, association, organization or similar entity.

**PREMISES.** Any building, structure, land, utility or portion thereof, including all appurtenances, and shall also include yards, lots, courts, inner yards and real properties without buildings or improvements, owned or controlled by a person.

**PROPERTY LINE.** The real or imaginary line and its vertical extension which separates real property owned or controlled by any person from contiguous real property owned or controlled by another person. The vertical and horizontal boundaries of a dwelling unit in a multi-dwelling unit building, condominium, or townhouse complex shall not be considered property lines separating one (1) property from another.

**PUBLIC PREMISES.** All real property including appurtenances thereon which is owned or controlled by any governmental entity and shall include streets, alleys, parks and waterways.

**RECEPTOR PREMISES.** The premises (residential, commercial, industrial, or public) as listed in Table A which is receiving noise emitted from the source premises after crossing one or more property lines. Also referred to as the receiving premise.

**RESIDENTIAL PREMISES.** Any premises where single or multiple dwelling units exist and shall include primary schools, churches, nursing homes and similar institutional facilities including any commercial premises where the use of more than fifty percent (50%) of the gross floor area meets this definition of residential premise.

**SOUND.** An oscillation in pressure, stress, particle displacement and particle velocity which induces auditory sensation.

**SOUND LEVEL METER.** An apparatus for the measurement of sound levels. The sound level meter shall be of a design and have the characteristics of a Type 2 or better instrument as established by the American National Standards Institute, publication S1.4 entitled Specification for Sound Level Meters.

**SOUND PRESSURE LEVEL.** Twenty (20) times the logarithm to the base ten (10) of the ratio of the pressure of a sound to the reference pressure of twenty (20) micronewtons per square meter ( $20 \times 10^{-6}$  Newtons/meter<sup>2</sup>) and is expressed in decibels (dB).

**SOURCE PREMISES.** The premises (residential, commercial, industrial, or public) as listed in Table A that is emitting noise that is crossing one or more property lines and impacting the receptor premises.

**SNOW REMOVAL EQUIPMENT.** Any equipment used for removing snow from land or building surfaces and shall include snowplows, snow blowers, snow sweepers, and snow shovels.

**TABLE A.** The reference table contained in § 94.10 of this chapter that details the maximum allowable noise levels for all premises in the City of Manchester, including a time of day allowance. Measurements of noise levels are made at the property line of the receiving premises.

**TABLE B.** The reference table contained in § 94.20 of this chapter that details the maximum allowable noise levels for all motor vehicles operating in the City of Manchester during any time of the day or night. Measurements of noise levels are made twenty-five (25) feet from the source motor vehicle.

**TREE MAINTENANCE EQUIPMENT.** Any equipment used in trimming or removing trees only and shall not be limited to chainsaws, chippers and stump removers.

#### **§ 94.04 ENFORCEMENT.**

The Chief of Police or his designee shall have and exercise the power to enforce the provisions of this title. Licenses or permits issued pursuant to this title shall also be enforced by a designee of the Office of the City Clerk. Enforcement shall include entering areas of public access or operation, free of charge, to ensure compliance and issuance of citations for any violations with penalties to be assessed as provided in §94.44 of this title.

#### **§ 94.05 MEASUREMENTS.**

For the purposes of this ordinance, the measurement of all physical parameters or entities associated with acoustics, sound, noise, or vibration shall comply with the most recent S series standards of ANSI, American National Standards Institute, Standards for Sound, Acoustics, Shock and Vibration, Bioacoustics. Furthermore, all physical parameters, or entities determined or calculated from such measurements relevant to acoustics, shock, vibration or bioacoustics shall be determined or calculated in accordance to the most recent S series standards of ANSI where so applicable.

#### **§94.06 SUBMISSION OF FEES.**

Fees for permits, applications and licenses shall be submitted with the applications under this chapter and shall be considered nonrefundable.

## MINIMUM STANDARDS

### § 94.10 NOISE LEVELS.

Noise levels shall be measured at any point along the property line or within the property line of the receiving premises to determine compliance of the source. When it is determined that the ambient sound level at the receiving premises equals or exceeds the maximum allowable sound pressure level specified in Table A, then the ambient sound level is the standard which cannot be exceeded by the source. The following table identifies allowable noise levels within various areas throughout the City:

**TABLE A**

Maximum Allowable Noise Levels (in dBA) with Time of Day Allowance

Source Premises	Receptor Premises							
	Residential		Commercial		Industrial		Public	
	7am- 10pm	10pm-- 7am	7am-- 10pm	10pm-- 7am	7am-- 10pm	10pm-- 7am	7am-- 10pm	10pm-- 7am
Residential	55	50	65	60	80	75	75	70
Commercial	55 [60]	50 [60]	65	60	80	75	75	70
Industrial	55 [65]	50 [65]	65	60	80	75	75	70
Public	55 [60]	50 [60]	65	60	80	75	75	70
Body of Water	55	50	65	60	80	75	75	70
<i>(The numbers in brackets are the allowable limits that comply with § 94.11 (N) Exemptions.)</i>								

### § 94.11 EXEMPTIONS.

The maximum permissible sound pressure levels as specified in Table A shall not apply to sounds emitted from:

(A) Any bell or chime from any building clock, school or church, not including any amplified bell or chime sounds emitted from loudspeakers.

(B) Any siren, whistle or bell lawfully used by emergency vehicles or any other alarm systems used in case of fire, collision, civil defense, police activity or imminent danger.

(C) Any aircraft in flight subject to federal law regarding noise control.

(D) Any ground-based aircraft activity including testing or engine run-up noise.

(E) Any motor vehicles designed for and operated on public streets, alleys, highways or freeways that are regulated by Table B.

(F) Any tree maintenance equipment operated upon a residential, commercial, industrial or public premises provided that operation of tree maintenance equipment between the hours of 9:00 p.m. and 7:00 a.m. shall not exceed the maximum noise levels as specified in Table A.

(G) Any construction equipment or activities in compliance with § 94.43 (F) of this ordinance.

(H) Any domestic power equipment operated upon any residential, commercial, industrial or public premises between 7:00 a.m. and 10:00 p.m. provided that such equipment does not exceed a sound pressure level of eighty (80) dBA when measured at the property line of the receiving premise.

(I) Any commercial power equipment operated upon any residential, commercial, industrial or public premises between 7:00 a.m. and 10:00 p.m. provided that such equipment does not exceed a sound pressure level of eighty-eight (88) dBA when measured at the property line of the receiving premise.

(J) The musical instruments of any school marching band while performing at any sporting event or marching band competition, and the musical instruments of any school marching band practicing on school grounds between the hours of 9:00 a.m. and 8:00 p.m. that do not exceed sixty-five (65) dBA when measured at the property line of the receiving residential premise.

(K) Following a snowstorm, snow removal equipment operated on any premises between the hours of 5:00 a.m. and 10:00 p.m. provided that such equipment does not exceed the sound pressure limits for commercial power equipment (eighty-eight (88) dBA) or domestic power equipment (eighty (80) dBA) when measured at the property line of the receiving premise.

(L) Any power generator providing emergency electrical power at any hospital, health clinic, nursing home or similar facility where the loss of electrical power creates an immediate risk to the health, safety or welfare of any person, or at any premises where such equipment is required by the Manchester Fire Department. Additionally, the noise emitted during the routine testing of emergency electrical power generators shall not exceed eighty-eight (88) dBA when measured at the property line of the receiving premise. Routine testing shall not exceed one (1) hour in any one-week period, or two (2) hours in any six-week period and shall be confined to the hours of 10:00 a.m. to 4:00 p.m. or as otherwise approved.

(M) Any industrial, commercial, or public premises exceeding the standards of Table A at a receiving residential premises when the zoning of the receiving residential premises does not allow residential use (residential use is nonconforming). However, in such a situation, the noise emitted by the industrial, commercial, or public premises shall not exceed the standards for receiving industrial premises.

(N) Any industrial, commercial, or public premises exceeding the standards of Table A at a receiving residential premises when such industrial, commercial, or public premises and their emitted noise level were in existence prior to the existence of the residential premises, provided however that the existing industrial premises does not exceed sixty-five (65) dBA and the commercial premises do not exceed sixty (60) dBA when measured at the receiving residential premises.

11

(O) Any water craft or noise emanating from or on a body of water between the hours of 7:00 a.m. and 10:00 p.m. provided that such noise does not exceed a sound pressure level of eighty-eight (88) dBA when measured at the property line of the receiving property and further provided that between 10:00 p.m. and 7:00 a.m. such equipment does not exceed the maximum sound pressure levels as specified in Table A.

#### **§ 94.20 MOTOR VEHICLES.**

All noise levels from motor vehicles shall be measured at twenty-five (25) feet from the source vehicle to determine compliance. The standards in Table B shall apply to all noise emitted from motor vehicles including any and all equipment thereon, under any condition of acceleration, deceleration, idle, grade or load and whether or not in motion.

**TABLE B**

Maximum Allowable Noise Levels for Motor Vehicles

Type of Vehicle	Time Period	Maximum Allowable Sound Pressure Level measured in dBA	Measurement Distance from Motor Vehicle
Motor vehicles weighing less than 10,000 pounds, manufacturers gross vehicle weight	At any time	80	25 feet

#### ***LICENSE REQUIREMENTS***

#### **§ 94.30 NOISE ACTIVITIES; PERMIT REQUIRED.**

(A) No person shall conduct an event where noise activities will be present without obtaining a license issued by the Office of the City Clerk. A permit, hereinafter referred to as a noise permit, is required for activities including:

(1) The artificial amplification of sound or speech above sixty (60) dBA. This includes, but not limited to, parades, concerts, circuses, public rallies, political speeches, or religious services that use amplified sound.

(2) Any fireworks or pyrotechnique display.

(3) The display, competition and exhibition of mechanical contrivances than can be expected to produce noise in excess of sixty (60) dBA.

(B) The following general guidelines may be considered in the issuance of a noise permit. These guidelines are not all inclusive as other criteria may be established that is reasonable and prudent to protect the public or limit the anticipated detrimental impact of the events noise upon the community:

- (1) The City may request the applicant to submit a Community Noise Impact Assessment analysis prior to the issuance of a noise permit. This analysis shall conform to the ANSI S series standards for such work.
- (2) To permit the City to evaluate the community impact of a series of similar events at the same location, the City may request the applicant to construct a soundscape during the first event. This shall be in accordance with ANSI S series standards to be submitted to the City for evaluation of the impact upon the community, to make recommendations or establish parameters to reduce the adverse impact to the community of subsequent events.
- (3) In granting a license, the Office of the City Clerk may impose such conditions or stipulations, as it deems necessary and proper to preserve the intent of this chapter.
- (4) Should an application for a noise permit be denied, the applicant can appeal the decision to the Noise Variance Board.

#### **§ 94.31 PERMIT FEES.**

Each application for a noise permit pursuant to section shall include an application fee of seventy-five dollars (\$75.00) cash, money order or bank check made payable to the City of Manchester.

### ***ADMINISTRATION AND ENFORCEMENT***

#### **§ 94.40 NOISE VARIANCE BOARD.**

It is recognized that in initiating community noise limits, any number of unanticipated situations may occur. Although the City is primarily concerned with protecting, preserving and promoting the health, safety, welfare and peace and quiet of the citizens of Manchester, the City realizes that there may be preexisting conditions that need an extended period of time to conform to the noise limits imposed by this ordinance. The City also recognizes that events or incidents can occur where there was every good faith expectation of complying with the noise limits imposed by this ordinance, but for some unforeseen circumstance, those events or incidents failed to comply.

This section hereby establishes a Noise Variance Board in which members shall approve or deny variances to this chapter, hereinafter referred to as a noise variance. The board shall consist of five (5) members and up to five (5) alternates. All members shall be appointed by the Mayor and

subject to confirmation by the Board of Mayor and Aldermen for three (3) year terms. Members shall serve for the term for which they are appointed and until a successor has been qualified and appointed. Two members to serve for a period of three (3) years, two members to serve for a period of two (2) years, one member to serve for a period of one (1) year. Alternates shall be appointed for three (3) year terms. Beginning with the first appointment made due to expiration of term members shall be appointed to serve for a period of three (3) years. Each member shall be a resident of the City of Manchester. At least one member of the board shall include a mechanical or civil engineer with formal training or experience in the field of acoustical engineering, sound abatement, acoustical measurements, environmental acoustics or expertise in a similar field. Alternate members shall perform the duties and responsibilities of a regular member when a regular member is absent or disqualified from consideration of a particular application.

The Noise Variance Board shall, on an annual basis, elect a chairman from among its members. The Board shall adopt and periodically amend rules of procedure for the conduct of business. Guidelines shall be established for the collection and maintenance of evidentiary material as to the disposition of noise variances as may be required by the City Solicitor.

#### **§ 94.41 APPLICATION FEES.**

Each application for a variance shall be accompanied by a nonrefundable fee of one hundred dollars (\$100.00). Fees may be submitted in cash, money order or bank check made payable to the City of Manchester.

#### **§ 94.42 APPLICATION PROCEDURES.**

Applications must be submitted to the Office of the City Clerk. General guidelines may be considered in the issuance of a noise variance. These guidelines are not all inclusive and other criteria may be established that is reasonable and prudent to protect the public or limit the anticipated detrimental impact of noise upon the community. The guidelines are as follows:

(A) It is the preference of the City that variances are granted prior to or in anticipation of an event.

(B) The City reserves the right to grant a variance after the fact if it is deemed by the Noise Variance Board to be in the public good, if the Board believes that an honest, fair and reasonable attempt was made to comply with the noise limits imposed by this ordinance, or the failure to comply was due to some unforeseen circumstance.



(C) A variance for the continuation of a non-complying activity may be granted after a reasonable attempt was made to comply and may contain such stipulations as the Board may deem necessary to protect the public that may include, but is not limited to:

1. Regulation of times;
2. The erection of noise barriers, shielding or other noise abatement; and
3. A demonstration of compliance progress.

(D) The applicant bears the burden of presenting evidence sufficient to allow the Noise Variance Board to reach conclusions and make findings to support the authorization of a variance.

(E) The Board may require a public hearing on a certain matter to permit abutting landowners to present written or oral testimony for consideration of granting or denying a variance.

(F) The Board may request review and recommendations from various City departments including the Building Commissioner, Public Health Director, Director of Planning, Chief of Police, City Clerk or their designees. Testimony of department representatives may be requested at a variance hearing.

(G) Final decisions shall be made available within seventy-two (72) hours after a vote on an application. A written decision will be mailed to the applicant with copies made available to the departments of Health, Police and City Clerk.

(H) In granting a variance, the Board may impose such conditions or stipulations as it deems necessary and proper in order to preserve the intent of this chapter.

(I) All decisions by the Noise Variance Board are final and may not be appealed to any other municipal board, committee or commission.

(J) As community noise is a public health concern, noise variances shall only be granted for a reasonable period of time, not more than two (2) years.

(K) The renewal of a variance after two (2) years requires the consent of the Board of Mayor and Aldermen.

(L) Variances shall not be granted for continued or sustained violations that may be physically injurious to one or more persons as determined by the Public Health Director.

(M) Once an application has been denied by the Noise Variance Board, the same application may only be considered if the Board finds that the application is materially different in nature and degree from the prior application.

//

## **§ 94.43 PROHIBITED CONDUCT.**

The following conduct is prohibited:

(A) Provide any false or inaccurate information to any City board, committee, commission or any employee of the City of Manchester, in an attempt to deceive or otherwise avoid compliance with this ordinance.

(B) Hinder, obstruct, delay, resist, interfere, or attempt to interfere with any authorized person while in the performance of their duties under this ordinance.

(C) Emit or cause to be emitted any noise which leaves the premises on which it originates, crosses a property line, and enters onto any other premises in excess of the sound pressure levels during the time periods as specified in Table A.

(D) Emit or cause to be emitted any noise within the public premises in excess of the limits defined in Table A.

(E) Conduct an event that includes noise activities in the City of Manchester without obtaining a license from the Office of the City Clerk pursuant to § 94.30.

(F) Operate any construction equipment or conduct any construction activities between the hours of 9:00 p.m. and 7:00 a.m. that exceed the noise limits of Table A. The City may grant variances from the construction restrictions if it can be demonstrated that a construction project will interfere with traffic if completed during daytime hours.

(G) Operate any trash compacting mechanism on any motor vehicle or premises, or engage in any trash, rubbish or garbage collection activity between the hours of 10:00 p.m. and 7:00 a.m., when such activity takes place on any premises adjacent to a residential premises.

(H) Operate or permit the operation of any motor vehicle or combination of motor vehicles at any time or place when such operation exceeds the noise limits for the category of motor vehicle and for the designated time period as specified in Table B.

(I) Sound any horn or other audible signal device of an automobile, motorcycle, streetcar, or other vehicle unless it is necessary as a warning to prevent or avoid a traffic accident or reasonably inform or warn of a vehicle presence.

(J) Modify or change the exhaust muffler, air intake muffler or any other sound reducing device in such a manner that the noise emitted from the motor vehicle exceeds the sound pressure levels as established in Table B of § 94.20.

**§ 94.44 PENALTIES.**

(A) Any person, firm or corporation who violates any provision of this Chapter for which another penalty is not specifically provided shall, upon conviction, be subject to a penalty provided under Section 38.06 (B) of the Code of Ordinances.

(B) If the court finds for the City, the City shall recover its costs of suit including reasonable expert fees, attorney fees and necessary investigation costs.